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Workable Program

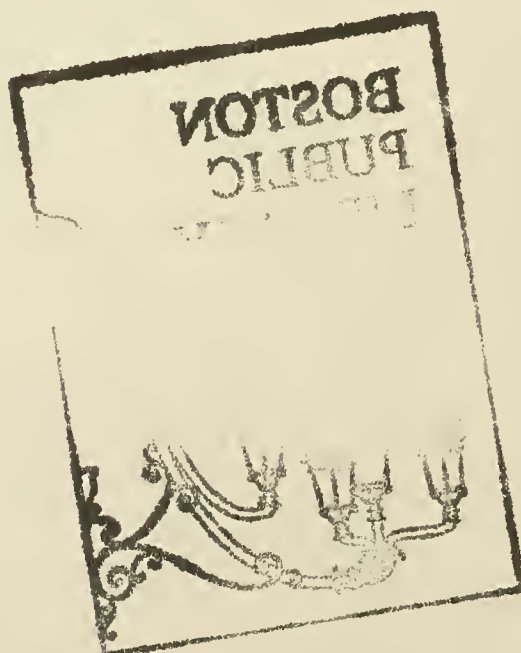
June 1966 thru

Dec. 1967

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CITY OF BOSTON
IN CITY COUNCIL

BOSTON PUBLIC LIBRARY

Whereas the City of Boston has undertaken a comprehensive program of urban renewal designed to eliminate slums and blight from the City; and

Whereas the National Housing Act of 1954, as amended, requires that a community seeking urban renewal funds demonstrate through a "Workable Program" that the City is doing its part to prevent the spread of slums and blight; and

Whereas the City of Boston recognizes its responsibilities and has in operation a "Workable Program" of urban renewal which was approved by the Administrator of the Department of Housing and Urban Development for the previous year; and

Whereas an annual restatement of the "Workable Program" is a requirement of the National Housing Act; and

Whereas the "Workable Program" contains a statement of the City's progress in seven areas as follows:

- (1) Codes and Ordinances
- (2) Comprehensive Community Plan
- (3) Neighborhood Analysis
- (4) Administrative Organization
- (5) Financing
- (6) Housing for Displaced Families
- (7) Citizen Participation; and

Whereas the "Workable Program" has been carefully studied and reviewed by the City Council after public hearing; now therefore be it

RESOLVED by the City Council of the City of Boston that:

The "Review of Progress under the Program for Community Improvement (Workable Program)", "herein incorporated by reference, be and it hereby is, approved; therefore it is

Ordered that the Mayor of the City of Boston be, and he hereby is, authorized to notify the Administrator of the Department of Housing and Urban Development of such approval; it is further

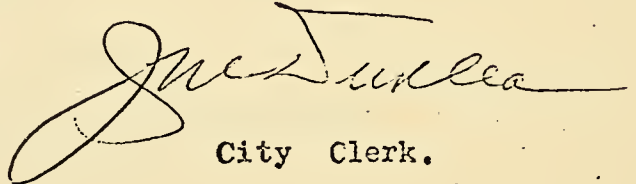
Ordered that the Mayor of the City of Boston be, and he hereby is, authorized to supply such additional information or make such modification in the "Review of Progress under the Program for Community Improvement (Workable Program)" as may be necessary to obtain the approval of the Department of Housing and Urban Development Administrator.

In City Council December 2, 1968. The resolution
was adopted- yeas five, nays two.

The two orders were passed.

Approved by the Mayor December 4, 1968.

Attest:

A handwritten signature in dark ink, appearing to read "J. M. Sullivan", is written over the printed text "City Clerk." The signature is fluid and cursive, with a large loop at the end.

City Clerk.

A. REVIEW OF PROGRESS UNDER THE
WORKABLE PROGRAM
FOR COMMUNITY IMPROVEMENT
FOR THE ELIMINATION AND PREVENTION
OF SLUMS AND BLIGHTS IN

Boston, Massachusetts
city and state

submitted to the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

December 5, 1968

Date


Signature of the Chief Executive

The Honorable Kevin H. White
Mayor, City of Boston

name and title

NOTE:

The form of this submission is based directly upon Department of Housing and Urban Development Form H-1082 (12/65) as approved by the Bureau of the Budget.

When necessary for indentification, the language of the HUD Form has been underlined.

This form is designed to elicit from the community the information needed to determine whether it has a Workable Program meeting the requirements of Section 101(c) of the Housing Act of 1949, as amended. The Program Guides, and related written material, should be used in preparing the form. These give the specific requirements that must be met to qualify for Program recertification as well as policy guidance. All questions on the Form must be answered or adequate explanations given. Additional pages should be attached where needed to permit a full presentation of the local Program. Submit an original and three copies to the Regional Office, Department of Housing and Urban Development.

City or Town

BOSTON

County

Suffolk

State

Massachusetts

Form of Government

MAYOR AND COUNCIL

Principal Sources of Employment (From U.S. Census Report, 1960 and Master Plan, 1965)

Manufacturing, Retail and Wholesale Trade, Hospital, Educational, Governmental, Services, Transportation, Construction, Banking and Insurance.

<u>Population</u> <u>1950 Census</u>	<u>Population</u> <u>1960 Census</u>	<u>Population</u> <u>Current Estimate</u>
801,444	698,080	617,000

Housing - 1960 Census

Total No. of Housing Units	238,816
Total No. of Substandard & Deficient Units	67,161
. Dilapidated Units	9,303
. Deteriorating Units	40,522
. Sound Units lacking some or all plumbing	

Name and Title of the official(s) responsible for preparing this submission and for coordinating the program.

Hale Champion, Development Administrator

The following programs of the Department of Housing and Urban Development are being utilized in the community:

1. Renewal Assistance and
Model Cities Administrations

Survey and Planning Advances
Urban Renewal Project Loans and Grants
Section 115 Rehabilitation Grants
Section 312 Rehabilitation Loans
Model Cities Program
Community Renewal Program
Urban Beautification

2. Federal Housing Administration

Section 203
207
213
220
221
231
Title I - Home Improvement Loans
Rent Supplement Program

3. Housing Assistance Administration

Annual Contributions and Loans to the Boston Housing Authority
for Family Housing and Housing for the Elderly:
Leasing Programs under Sections 10 and 23 of the National
Housing Act.

4. Community Facilities Administration

College Housing Loans

5. Federal National Mortgage Association

Purchase of Section 220 and 221 Mortgages

The community is seeking to utilize the following programs of the Department:

1. Massachusetts Transportation Facility Loans
2. Public Works Planning Advances
3. Community Facilities
4. Urban Beautification
5. Section 116 - Demolition Program
6. Section 117 - Code Enforcement Program
7. Section 703 - Neighborhood Facilities Program
8. Public Facility Loans

mu)

DECLARATION OF POLICY FOR THE WORKABLE PROGRAM
FOR COMMUNITY IMPROVEMENT

In reviewing progress under its Program for Community Improvement, a locality is taking stock -- evaluating its accomplishments and deciding on new goals for the coming years. This is an important process -- publicize it as a means of building community understanding and support for community improvement objectives. Prepare a Declaration of Policy Statement to be issued by the chief executive officer and governing body to the people of the community. The statement should identify and summarize (1) significant achievements during the past year; (2) changes or revisions in the community's overall objectives, and (3) major goals which are set for attainment during the coming year.

D E C L A R A T I O N O F P O L I C Y

The basic policies guiding the City of Boston in its community improvement are those which were stated in the 1960 Development Program, 1963-1975 Capital Improvements Program and 1965-1975 General Plan.

Progress made toward achieving these goals since the last report submitted are outlined in the Annual Report for the Boston Redevelopment Authority for 1966 (Exhibit I) and augmented by the contents of this report which covers the period through December 31, 1967.

OBJECTIVE: The adoption of, and compliance with, adequate standards of health, sanitation, and safety under a comprehensive system of codes and ordinances which set the minimum conditions under which dwellings may lawfully be occupied.

(IN) Complete column 1 for codes already in effect at the time of the community's last submission; column 2 for codes put into effect since that time; column 3 for codes not now in effect. When model codes are or will be used, also complete column 4. In addition to the basic codes listed, show any other codes the community has or needs.

KIND OF CODE	CODES PREVIOUSLY IN EFFECT	CODES MADE EFFECTIVE SINCE LAST SUBMISSION	CODES NOT NOW IN EFFECT	MODEL CODES THAT ARE OR WILL BE ADOPTED.	
	DATE ADOPTED	DATE ADOPTED	TARGET DATE FOR ADOPTION	TITLE OF MODEL CODE	YEAR PUBLISHED
Building	1938 (Amended 1945/1947/1949 1950/1952/1953/1954/ 1955/1957/1958/1959/ 1962/1963/1964/1965/ 1967)		1969	Building Officials Conference of America (Modified)	
Plumbing	1943 (Section of Building Code)			(See Section E)	
Electrical	1953	1965		Nat. Elec. Code	1965
Housing	1960			State Sanitary Code	1960
Fire Prevention	1962			Nat. Board of Fire Underwriters	1962

B. Has the community, as show above, met the goals for the adoption of codes set forth in its last submission? Yes ☒ No ☐ . If "No" is checked, indicate fully what progress was made and why goals were not met, including statement of any problems encountered in the adoption of any of the above codes.

C. If not shown in previous submissions, name the group(s) or committee(s) designated to assure a continuing review of codes; indicate what local officials and community groups are represented and how they will function. Describe the past year's work of the groups or committees established for continuing codes review.

In the past, the City has relied upon various technical subcommittees, composed of volunteer unpaid members, to revise various sections of Boston's Building Code. This system, however, has proved unsatisfactory, due to delays in completion of these revisions. The City has awarded a contract in the amount of \$90,000 to a professional engineering firm to update Boston's Building Code along the lines of a national model code known as the Building Officials Conference of America.

D. Schedule for the periodic review and updating of codes:

<u>KIND OF CODE</u>	<u>CODE REVISED SINCE LAST SUBMISSION</u>		<u>SCHEDULED DATE NEXT REVIEW TO BE COMPLETED</u>
	<u>YES</u>	<u>NO</u>	
Building	X		1969
Plumbing		X	(See Section E)
Electrical		X	-
Housing		X	-
Fire Prevention		X	1968 - 1969

E. Has the community met the goals for code review set forth in its last submission? Yes No X. If "No" is checked, indicate fully what progress was made and why such goals were not met.

The contract for updating of the Building Code, as noted in Section C, requires completion of all work by December 31, 1968. The revised sections of the Building Code will be submitted to the Boston City Council for adoption as they are completed.

The above contract also requires an updating of the City's Plumbing Code which is a section of the Building Code. Official adoption by the City of this revised Plumbing Code, is contingent, however, on action taken by the Commonwealth of Massachusetts with respect to a new Plumbing Code, which, if adopted by the State, would apply to the City. In the event no action is taken by the State in this matter, the City anticipates adoption of the revised Plumbing Code, resulting from the above contract.

The State Sanitary Code is currently under review by a Massachusetts Legislative Committee for purpose of updating this code. No target date has been established for completion of the above review.

The Fire Prevention Code of the City of Boston is currently being reviewed for the purpose of code revision. It is anticipated that proposed code revisions will be submitted for review and adoption by the Boston City Council in the latter part of 1968.

F. Complete the following for each code already adopted or to be adopted during the next 18 months:

<u>KIND OF CODE</u>	<u>DEPARTMENT OR OFFICIAL CURRENTLY RESPONSIBLE FOR ADMINISTRATION AND ENFORCEMENT</u>	<u>NUMBER OF INSPECTORS THIS YEAR (See also Footnote A)</u>	<u>NUMBER OF INSPECTORS PROPOSED FOR NEXT YEAR</u>
Building	Building Department	*50	*50
Plumbing	Building Department	14	14
Electrical	Building Department	30	30
Housing	Housing Inspection Department	60	67 (1)
Fire Prevention	Fire Department	72	79 (2)

*This figure includes 30 Building Inspectors, 6 Egress Inspectors and 14 Supervisory inspectional personnel.

Footnote A: There are 5 persons in the Technical Division (Plan Examination). In addition there are 8 gasfitting inspectors, 6 elevator inspectors and one sprinkler inspector. These inspectors are supervised by six supervisory inspectional personnel.

NOTE: If part-time inspectors are used, or if any inspectors enforce more than one code, the above numbers shall be broken down to show the fractional part of the time devoted to each code.

- 1) Hiring of 7 additional inspectors is contingent upon federal approval of a Section 117 Code Enforcement Program.
- 2) Includes 69 permanent plus 10 detailed inspectors. These detailed inspectors are assigned full time to this function at various times during year as workload demands.

G. Code Administration. (Answer either a, or b plus c)

(a) If not shown in previous submissions, describe plans for a comprehensive program for code compliance, including time schedule for putting such plans into effect.

(b) Describe any changes since the last submission in the plans for a comprehensive program for code compliance.

In February, 1967, the City submitted an application to the Department of Housing and Urban Development requesting Federal funds to undertake a comprehensive program for code compliance under Section 117 of the Housing and Urban Development Act of 1965. This program will be carried out under the direction of the Department of Housing Inspection.

On March 15, 1968, the City submitted an application to the Department of Housing and Urban Development requesting Federal funds to undertake a comprehensive demolition program under Section 116 of the Housing and Urban Development Act of 1965. This program will be carried out under the direction of the Building Department

(c) Indicate plans for improving the comprehensive program for code compliance, including the time schedule for putting such plans into effect.

Plans for the above two programs will be placed in effect when these programs receive Federal approval.

The Section 117 Program is scheduled to be completed within three years after receipt of Federal approval.

The Section 116 Program is scheduled to be completed within two years after receipt of Federal approval.

H. (Note:) 1) If any data provided below are for less than 12 months, give the beginning and ending dates of the period actually covered.

2) If this same information is available in a different form of reporting by the community, it may be so reported in lieu of H)

For each of the following codes already in effect, complete the table to show inspection activity during the past 18 months - July 1, 1966 to December 31, 1967.

ITEM	BUILDING CODE (2)	PLUMBING CODE	ELECTRICAL CODE	HOUSING CODE	FIRE
NUMBER OF PERMITS ISSUED UNDER CODE	29,550	3,725	11,470	////	134,073
NUMBER OF INSPECTIONS MADE (1)	92,480	4,695	61,350	61,800 ⁽³⁾	55,794
NUMBER OF VIOLATION NOTICES ISSUED	2,678	-	88	14,871	2,417
NUMBER OF VIOLATION NOTICES SATISFIED	1,850	-	88	13,347	2,036
NUMBER OF STOP ORDERS ISSUED	20	-	-	-	381
NUMBER OF CERTIFICATES OF COMPLETION ISSUED	-	-	-	////	1,217

¹ Count inspections on the following basis: one inspection is one visit by one inspector to one structure or property.

² Includes gas fitting, sprinkler, and elevator inspections.

³ The above total includes 7,960 inspections of yards, alleyways, etc., in connection with environmental violations under the State Sanitary Code.

⁴ See Exhibit II for data concerning other inspections not noted above which were undertaken by the Housing Inspection Department during the past year.

In relation to the Housing Code:

1. Are inspections for compliance with the Housing Code made on the basis of complaints only. Yes _____ No _____, planned areas house to house inspections. Yes _____ No _____, or both, Yes X No _____

2. Describe any changes made since the last submission in the basis methods or techniques for securing Housing Code compliance.

Three attorneys have been assigned full time to the Housing Inspection Department to expedite legal action against Housing Code violators.

3. Supply the following information in connection with the administration and enforcement of the Housing Code. (Note: If this same information is available in a different form of reporting by the community, it may be so reported in lieu of I.3.)

	<u>Number of Structures</u>	<u>Number of Dwelling Units</u>
a. Inspected during last 18 months	22,377	53,840
b. (1) Found in noncompliance with housing code during past 18 months		32,564
(2) Noncompliance carryover from prior inspections.		Not Available
(3) Total requiring compliance action (b.(1) plus b. (2)).		32,564
c. (1) Brought into compliance during past 18 months		31,041
(2) Razed or otherwise eliminated during past 18 months	94*	278*
(3) Total compliance actions completed (c.(1) plus c.(2)).		31,319
(4) Remaining in noncompliance at end of past 18 months (b.(3) minus c.(3)).		1,245
d. Estimated number to be brought into compliance during the coming year		Not Available

*278 Dwelling Units contained in 94 structures were "Placarded" and declared unfit for human habitation.

4. Complete the following table to show the record of appeals filed during the past 18 months as a result of noncompliance actions taken under the Housing Code. (Note: If the data called for below do not apply to the appeals procedure in your community, indicate the actions taken under your alternative procedure.)

Number filed with Appeals Board	<u>0</u>
Number resolved by Appeals Board	<u>0</u>
Number filed with local governing body (Housing Inspection Department)	<u>3,106</u>
Number resolved by governing body (Housing Inspection Department)	<u>2,524</u>
Number filed with courts	<u>582</u>
Number resolved by the courts	<u>503</u>

Supplementary Material Required. Submit the following supplementary material for each code adopted or revised since the last submission.

- (1) Model Codes. In each case where the community has adopted, since the last submission, nationally recognized model codes, submit one copy of the adopting ordinance and one copy of each subsequent ordinance amending or affecting such codes. Do not submit copies of the model codes.
- (2) Other Codes. In each case where a code has been adopted since the last submission and a model code was not used, submit one copy of the adopting ordinance and one copy of each subsequent ordinance amending or affecting that code, if code itself does not specifically note adoption ordinance, number and date.
- (3) Submit one copy of each revision or amendment of a code in effect at the time of the last submission which has been adopted since that submission.

OBJECTIVE: The development, approval or adoption, and implementation of a comprehensive general plan for the community as a whole.

A. A planning Commission or Agency was established in January, 1914.
In September, 1960, the City Planning Board was merged with the Boston Redevelopment Authority which today serves as the general planning agency for the City of Boston.

B. Fill in the following:

Comprehensive Community Plans, Programs and Regulatory Measures

ITEM	Not Approved				Approved				Target Date	
	Target		Date Last				Under		for Completion	
	Date for		Amended or		Current		Review		of Review	
	Mo.	Yr.	Mo.	Yr.	Yes	No	Yes	No	Mo.	Yr.
Land Use Plan			3	65	X			X		
Major Thoroughfare Plan			3	65	X			X		
Community Facilities Plan			11	63	X		X		continuous	
Zoning Ordinance			12	64	X		X		continuous	
Subdivision Regulations			BOSTON HAS NO SUBDIVISION REGULATIONS							
Public Improvements Program			11	63	X		X		continuous	

C. List any additional plans or planning studies; indicate whether in preparation or completed.

THE COMMUNITY RENEWAL PROGRAM

In the past year, the Department of Housing and Urban Development approved a grant of more than \$650,000. to enable the Boston Redevelopment Authority to undertake the development of a Community Renewal Program for the City of Boston.

The program will consist of a series of studies aimed at an evaluation of the social, economic and physical assets of the community, past trends and projections for future development. The studies will suggest programs for future development.

The Community Renewal Program will be a cooperative effort involving City Departments, other City agencies and state agencies under the guidance and direction of the Boston Redevelopment Authority.

Below is a summary of the activities proposed to be undertaken under the Community Renewal Program.

1. Economic Change

This Study, to be undertaken in concert with economic consultants, will analyze the Boston economy, its relationship to regional and national economic trends, and recommend policies and programs for the stimulation of economic development.

2. Port

This Study, to be undertaken in cooperation with the Port Authority, the Metropolitan Area Planning Council, and consultants, will examine facilities and activities of the seaport, the airport and railways and highways. The Study will assemble and evaluate previous studies, develop forecasts of future needs and programs for their accomplishment.

3. Profile of Neighborhood Change

This Study is designed to develop an accurate system by which it will be possible to analyze, on a current basis, the social, economic and physical status of neighborhoods and thereby to develop programs for development

4. Jobs and Human Resources

This section of the Community Renewal Program will provide the information necessary for developing job training programs in skill areas where there will be future demand. General occupational trends will be examined as a guide to future employment opportunities, an extensive employer interview program will be conducted, and existing job training projects will be evaluated. From this will emerge recommendations for improved job training programs. This Study will be undertaken in consultation with Action for Boston Community Development, and in cooperation with City and State Departments concerned with employment.

5. Housing

The first section of this study will be an assessment of the present and expected supply and demand for housing. It will indicate the key problem areas to which the City's future housing policies should be addressed. The second section will be a detailed critique of present housing programs in an attempt to seek out the obstacles that have impeded their progress to date. The final section will recommend modifications for improving existing housing programs and will also seek to develop new techniques for upgrading low-income housing. The Study will be coordinated with the Boston Housing Authority and the State Divisions of Housing and Urban Renewal.

6. Recreation

In cooperation with the City's Parks and Recreation Department, and the Metropolitan District Commission, this item will study the implementation of open space plans and recreation programs in Boston.

7. Health

This Study will examine health needs in various city neighborhoods, the ability of existing facilities and programs to meet such needs, and the changes necessary to improve health services to the desired level. It is anticipated that the major portion of this study will be carried out by the City's Department of Health and Hospitals.

Municipal Housekeeping

This Study is concerned with both public and private maintenance of property. In each case, it seeks to evaluate current standards of maintenance, suggests new standards where necessary, and recommend improved techniques for meeting these standards. Staff members working on this study will consult with appropriate City departments in the preparation of this Study.

9. Historical

The first part of this Study will be an inventory of historic assets. The second part will suggest a program of architectural preservation and restoration. Although consultants may be engaged in this Study, the Architectural Preservation staff of the Authority will be responsible for this Study.

10. Surveys

Survey work will focus on inventorying, classifying, and mapping of vacant and unterutilized land in the City. Further supporting surveys may also be undertaken such as a building condition survey.

11. Financing

This study will investigate the financial costs of future development activities and the financial benefits the City can expect to derive from such activities. Future municipal expenditure levels will be predicted and available public resources estimated. This Study will involve consulting with several Departments in the City, particularly the Public Facilities Department, and may require the assistance of independent consultants.

12. Street Sufficiency

This Study seeks to survey and classify all streets in the City, determine needed changes and improvements on the basis of traffic and renewal plans, and prepare a long term program for executing the improvements. Before progressing with this study, other recently published work will be reviewed thoroughly. Staff participating in this Study will work in close cooperation with the appropriate departments in the City administration, particularly the Department of Traffic and Parking.

13. Utilities

This Study is designed to investigate aspects of the water distribution and sewerage collection systems, as well as the police and fire communications network and will include recommendations concerning reconstruction and other improvements. Staff will coordinate its activities with those of the Metropolitan District Commission and appropriate City Departments.

THE MODEL CITY PROGRAM

The City of Boston received a Model Cities Planning Grant in 1967, and is currently in the planning stage of the program. The Model Cities Demonstration Agency has the overall responsibility for this program, working with the locally-elected Model Cities Board. Staff assistance is provided to the Model Cities Demonstration Agency primarily by Action for Boston Community Development and by the Boston Redevelopment Authority. The major purpose of this effort is to develop a comprehensive program for the Roxbury-North Dorchester- Jamaica Plain Model Cities Neighborhood in close cooperation with members of the community.

EMPLOYMENT STUDY

During the past year, a major study of the City's employment characteristics was completed which analyzes changes which have occurred in major employment categories within Boston during the past ten years. Being the first detailed study of its type for the City, it contributes toward expanding the understanding of some of the City's employment problems and serves as a first step in developing realistic objectives and programs for coping with employment problems of many of the City's residents. This study is available to the Boston Redevelopment Authority.

HOUSING STUDY

During the past year, the Boston Redevelopment Authority published a significant study of the City's housing which updated existing housing data, described changes that have occurred in the City's housing market during this decade, and reviewed the effects that Boston's development program has had and will have on the City's housing supply. The results of this undertaking have been published and are available from the Boston Redevelopment Authority.

BICENTENNIAL EXPOSITION

The Boston Redevelopment Authority completed and published a brochure for a United States Bicentennial Exposition for Boston. The Boston Redevelopment Authority continues to cooperate with Freedom '75, Inc., in planning for a Bicentennial Exposition.

OPEN SPACE AND RECREATION STUDIES

A major study is being developed currently which reviews recreation and open space facilities and needs on city-wide basis.

On a neighborhood basis, studies to date have been developed for the North End and the South End. In the South End, a completed study examines alternative approaches to making the fullest use of rear yards in order to achieve the objectives of the South End Renewal Plan. The North End Study recommends an implementation program for improving and expanding open space facilities in this neighborhood. Both of these studies are available in the Boston Redevelopment Authority.

The Authority prepared a study recommending the acquisition and development of vacant lands along Mother Brook in Hyde Park, and, at the request of the Metropolitan District Commission, undertook the preparation of an application for Federal funds to carry out this project.

SMALL BUSINESS STUDY

The Authority completed a study of local shopping facilities on Blue Hill Avenue of Roxbury. The study described this shopping area and gave some insight into its current value to the community, its problems, and its future.

PHOTOGRAMMETRIC MAPPING

Photogrammetric maps at 100 and 200 scale have been completed for the entire City. They are updated on a continuous basis and are available for use by City Departments and other public agencies and private organizations requiring up-to-date base maps.

TRANSPORTATION PLANNING

The Boston Redevelopment Authority has served as the major transportation, traffic and parking planning agency for the past several years. The Transportation Department of the Authority, working with eighteen public agencies and private groups has developed and published a comprehensive study of transportation in the Boston region.

The Transportation Department has reviewed, analyzed and made recommendations with respect to proposals of the Massachusetts Department of Public Works concerning the location, preliminary geometric design and operational aspects of improvements proposed and of highways serving the City of Boston.

The Authority assisted the Massachusetts Bay Transportation Authority in implementing and revising their Master Plan. Such assistance included a review of the effect of the above proposed highway on the public transportation system and the converse relationship.

As a result of the Transportation Department, activities and recommendations during the past year, construction commenced on such projects as the Government Center Garage and the Charlestown M.B.T.A. Tunnel.

Other transportation items involving the Authority during the past 18 months included the resolution of B&M railroad problems, agreement with various interested parties on street improvements in the vicinity of the Christian Science Development Area, resolution of various design matters relating to the proposed garage in the John Hancock development, preliminary discussions with the developer of the South Station development regarding transportation matters and planning work involving the proposed Campus High School.

ZONING

The Zoning Staff of the Boston Redevelopment Authority serves as special staff to the City of Boston Zoning Commission on all zoning petitions and proposals to change the Zoning Code text or district maps.

During 1967, the Zoning Commission adopted several amendments proposed by the Boston Redevelopment Authority. Of particular significance was the amendment which established the urban renewal sub-district zoning classification. The purpose of this amendment is to facilitate the development of urban renewal position parcels by relieving a Developer from all dimensional requirements of the code, except floor area ratio, permitted use, and off-street parking. Developer, however, is subject to design review controls established in the Urban Renewal Plan.

HISTORICAL PRESERVATION PLANNING

In the last year, the Boston Redevelopment Authority has continued and expanded its preservation planning function. Architectural studies have been completed for the Back Bay, as well as the Central Business District and Charlestown Urban Renewal Projects. Historical studies are being conducted in conjunction with the Model Cities Program and the Community Renewal Program. A city-wide preservation program will be initiated under the Community Renewal Program.

D. Has the community, as shown above, met the goals for the adoption or approval of the items set forth in its last submission?

Yes ☒ /

No ☐ /

If "No" is checked, indicate fully what progress was made and why such goals were not met.

E. 1. Zoning Ordinance Compliance

a. By what department or official is the zoning ordinance administered?

Building Department

b. By what department or board are variances from the ordinances considered?

Board of Appeal (Building Department)

c. By what department or board are appeals from administrative decisions considered?

Board of Appeal (Building Department)

d. Furnish the following data for the past 18 months: (No a printed annual report containing the information may submitted in lieu of the data below.)

<u>Item</u>	<u>Number Filled</u>	<u>Number Granted</u>
(1) Requests for Zoning Reclassification	11	9
(2) Request for Variances from Provisions of the Zoning Ordinance	468	356
(3) Appeals from Administrative Decision on Zoning	1	1
(4) Appeals to Courts from Actions Under (1), (2) or (3)	11	(a)
(5) Legal Action to Obtain Compliance with Zoning Ordinance	85	////

(a) These appeals are still pending court action

E. 2. Subdivision Regulation Compliance

- a. By what department or board are the Subdivision Regulations administered?

The City of Boston has no subdivision regulations.

F. Is the community participating in a regional, county, or metropolitan area planning program?

Yes ☒ No ☐

If "yes" is checked, identify the program and the participating agencies. If "No" is checked, indicate what steps are being taken, or could be taken, to participate in such a program.

The Metropolitan Area Planning Council was created in 1963 by the Massachusetts General Court (Chapter 668, Act of 1963). The City of Boston has an official representative and two ex-officio members on the Council.

The official representative is the Commissioner of Traffic and Parking and the ex-officio members are the Chairman of the Boston Redevelopment Authority and the Commissioner of Public Works.

The Planning staff of the Boston Redevelopment Authority coordinates with MAPC on various plans and programs which have an impact on surrounding communities including housing, transportation and recreation.

G. Does the Planning Commission receive technical help in its planning activities?

1. On a consulting basis? Yes ☒ No ☐

2. From resident staff employed to serve the Commission?

Yes ☒ No ☐

If "yes" is checked for either item, indicate specifically the kind of technical help provided at this time, including the number of types of technical employees.

Design Studies

Engineering Services

Landscape Plans

Photogrammetric Mapping

Transportation Studies

As of April 1, 1968, 122 employees of the Boston Redevelopment Authority were assigned to the above identified programs. These persons are assigned as follows:

<u>Planning Department</u>	<u>Total</u>	<u>Professional</u>	<u>Clerical</u>	<u>Other</u>
Planning Administration	4	2	2	0
Transportation Planning	25	15	6	4
Comprehensive Planning	14	10	2	2
Renewal Planning	11	4	1	6
Design Review and Project Design	37	32	4	1
Zoning	7	3	3	1
Graphics	24	24	0	0

H. Describe briefly plans (1) to provide or: (2) increase the present level of technical help, including the time schedule for putting such plans into effect.

The Boston Redevelopment has a continuing need for trained or experienced planning personnel at various levels. The demand for trained persons in this area far exceeds the supply.

I. Describe how the local government and other local public agencies are using the plans developed by the planning agency and the technical assistance of the planning agency and its staff to insure orderly growth and development.

The Development Administrator serves both as chief administrative officer of the Boston Redevelopment Authority and as Chief of the Mayor's Office of Development, which office is the executive arm for coordinating all operations of city departments directed toward community improvement. Through this combination of roles and through the integration of planning and renewal functions in one agency, the City is able to plan, schedule and execute a unified program for development.

The Boston School Committee, the Boston Housing Authority, City departments such as the Public Facilities Department, the Housing Inspection Department, the Parks and Recreation Department, the Public Works Department, etc., utilize the resources of the Boston Redevelopment Authority in programming, planning and developing new facilities. Each of these agencies has worked closely with the Boston Redevelopment Authority in developing the Capital Improvements Program, the 1965-1975 General Plan, and other comprehensive and special studies.

Boston Redevelopment Authority as the general planning agency for the City, is in contact with the Massachusetts Bay Transportation Authority and the Metropolitan Area Planning Council as well as with business groups and neighborhood associations for the purpose of coordinating the planning and development activities.

SUBJECTIVE: A communitywide study to determine what areas are blighted or in danger of becoming blighted and the identification of the nature, intensity, and causes of blight, and a program for seeing that each neighborhood is made up of decent homes in a suitable living environment.

A. Name the department or official body responsible for making neighborhood analyses.

Boston Redevelopment Authority

B. Indicate the status of each item of the Neighborhood Analyses by completing either column 1 or columns 2 and 3 with respect to a complete analysis of all neighborhoods in the community.

<u>ITEM</u>	(1)	(2)	(3)
	<u>DATE</u> <u>ITEM WAS</u> <u>COMPLETED</u>	<u>PERCENT</u> <u>COMPLETED</u>	<u>TARGET DATE</u> <u>FOR COMPLETION</u> <u>OF THIS ITEM</u>
<u>Delineation of Neighborhood Areas and Boundaries</u>		60%	7/69
<u>Information on Housing Conditions Including Location and Extent of Blight or Potential Blight</u>		-	7/69
<u>Characteristics of Families Affected by Poor Housing</u>			
<u>Information on Conditions in Non-Residential Areas, Including Location and Extent of Blight or Potential Blight</u>		-	7/69
<u>Adequacy of Community Facilities and Services, both Public & Private</u>		-	7/69 & ongoing
<u>Causes of Blight</u>		-	7/69
<u>Identification of Steps Needed to Eliminate Present Blight and Prevent Blight</u>		-	7/69

As a part of the City's Community Renewal Program, the Boston Redevelopment Authority is reviewing earlier data and assembling new information on the basis of which to develop programs for community improvement in all neighborhoods within the City.

C. Describe the progress made during the last year in developing the information needed to delineate areas and identify the nature, intensity and causes of blight in each.

In July, 1967, the Boston Redevelopment Authority received approval of the Community Renewal Program from the Department of Housing and Urban Development, and in conjunction therewith is undertaking studies to analyze the physical, economic and social aspects of neighborhoods including factors of change. Studies in progress include a housing study, a building condition survey, profile of neighborhood change study and recreation and open space study.

In the past year, Boston defined and developed plans for the Model Cities area which includes about 10% of the City's population and some of the City's most blighted conditions.

The Boston Redevelopment Authority has undertaken numerous additional studies in connection with renewal projects to better determine and provide for needs of the various neighborhoods. Such studies include recreation and population studies undertaken for several renewal projects.

D. What use has the community made since the last submission of the data assembled through the neighborhood analyses to develop and carry out systematic programs for the elimination and prevention of slums and blight in any neighborhood?

The Roxbury-North Dorchester-Jamaica Plain general neighborhood renewal studies were utilized in defining the Model Cities Area for Boston and served as a basis for applications to the Department of Housing and Urban Development for funds to undertake a Model Cities Planning Program and by the Boston Redevelopment Authority for Survey and Planning funds and an early land acquisition program for the Campus High School to be located in the Model Cities neighborhood.

Boston will be initiating a housing program to construct more than 1000 low income housing units on scattered city-owned, tax foreclosed properties. The development of this program was in part based on previous work completed for the General Neighborhood Renewal Plans.

The new Department of Public Facilities has and will continue to make use of studies undertaken by the Boston Redevelopment Authority in developing their programs and to coordinate activities with future plans within the areas.

E. What plans does the community have for the future use of such data in developing systematic programs for the elimination and prevention of slums and blight in each neighborhood?

The Community Renewal Program in progress will expand on previous data and enable the Boston Redevelopment Authority to conduct a comprehensive examination of the City and develop new programs and proposals in a systematic manner.

The Model Cities Program represents a commitment to develop a coordinated program of social and physical improvements to upgrade an area of Boston which includes portions of three neighborhoods: Roxbury, North Dorchester and Jamaica Plain.

What progress has been made in systematic community-wide programming of renewal activities (code enforcement, rehabilitation, clearance, and redevelopment, etc.), neighborhood by neighborhood?

Since 1960, the City of Boston has undertaken a series of efforts to rid itself of slums, blighted and deteriorating areas. The City will continue these efforts and will explore new means and methods to reinforce and improve the ongoing program.

The City of Boston has eight urban renewal projects in the execution stage: Washington Park, Government Center, Waterfront, South Cove, Charlestown, South End, Fenway, North Harvard, West End. Two additional urban renewal projects are awaiting federal funding: Campus High and the Central Business District.

The City has two code enforcement programs awaiting federal approval. Boston is in the planning stage of its Model Cities Program, and has undertaken a Community Renewal Program which will enable the City to systematically plan for its future development.

Supplementary Material Required. Submit the following supplementary material if it has been prepared and has not been previously submitted.

- 1) One copy of analyses, statistical data or estimates (including maps and charts) on the total blight problem of the locality (e.g. numbers and locations of substandard units, data on occupancy characteristics etc.)
- 2) One copy of a map showing the delineation of logical residential neighborhoods for planning purposes. The map should also indicate those neighborhoods where early action to correct conditions of blight is planned, if such information is known.
- 3) One copy of community wide program for community improvement activities.

OBJECTIVE: To identify and establish the administrative responsibility and capacity for carrying out overall Workable Program for Community Improvement activities.

A. Coordination. Describe changes since the last submission in the way in which the community's overall Workable Program is being coordinated.

(See below)

B. Describe briefly progress made during the past year in strengthening any weak spots -- insufficient staff, ineffective procedures -- in the community's administrative organization for carrying out the Program.

As noted in last year's Workable Program report, a Public Facilities Department has been created for the City of Boston. This Department plans, coordinates and manages the construction, equipping, alteration and major repair of all public buildings and facilities.

The Boston Redevelopment Authority, under contract with several public agencies, undertakes the relocation of families, individuals and business concerns displaced by governmental activities within the City (See Section VI-A-3).

The Boston Redevelopment Authority has established within its organization a central department concerned with assisting owners of commercial buildings in obtaining low cost federal loans for property rehabilitation.

The Boston Redevelopment Authority has assisted the City's Park and Recreation Department in obtaining federal funds to undertake urban beautification projects throughout the City.

C. Based on an analysis of the community's present administrative organization and means for Program coordination, what can and will be done to improve it during the ensuing year?

The City will continue to coordinate and improve the working relationships between the Department of Housing Inspection, the Department of Public Works, the Real Property Board, the Building Department, the Boston Redevelopment Authority and the Department of Parks and Recreation. It will work closely with the newly established Public Facilities Department in the mutual goal of providing efficient and functional municipal facilities where needed in the community.

Recognizing the need for advanced knowledge in the area of property rehabilitation, a total of twenty persons from the Boston

Redevelopment Authority and the Housing Inspection Department are attending a one year part time program in Rehabilitation Education at the Massachusetts Bay Community College. This program is being financed under a Federal grant from the Department of Housing and Urban Development.

The City, in conjunction with the business community and other public and private agencies, is undertaking an extensive program to provide summer employment to needy youth throughout the City.

The Mayor has created the office of Public Service, the purpose of which will be to coordinate and channel municipal services directly to Boston neighborhood residents.

SECTION V

FINANCING

OBJECTIVE: The recognition of need by the community and the development of the means for meeting the costs of carrying out an effective program for the elimination and prevention of slums and blight.

A. Complete the following table. If accounts and budgets are not set up on this basis, reasonably accurate estimates may be used. Estimate expenditures this year on a full 12-month basis through the end of the community's fiscal year.

<u>ACTIVITY</u>	<u>Last Fiscal Year Ending 12/31/67</u>	<u>Next Fiscal Year Ending 12/31/68</u>	<u>Source of Funds (Fees, General Funds, Bonds, etc.)</u>
<u>Code Compliance</u>	\$ 2,425,696	\$2,988,662	Fees, General Funds, Bonds, etc.
<u>Development or Revision of Comprehensive Plan</u>	839,108	757,785	General Funds
<u>Zoning Administration</u>	52,211	54,935	General Funds
<u>Subdivision Control Administration</u>	Included in Comprehensive Planning		
<u>Capital Improvements</u>	21,294,030	25,575,850	Bonds & General Funds

B. List any contributions or grants of money or services within the past year to the community, by private sources or other public sources, for the kinds of activity indicated in A. above.

<u>ACTIVITY</u>	<u>CONTRIBUTED BY</u>	<u>AMOUNT OR ESTIMATED VALUE OF SERVICES</u>
1. Analysis & Planning recommendations for Back Bay area.	Back Bay Planning & Development Corp.	\$80,000 (Est. Value of Services)
2. Development of Plan for Committee for Central Bus..District	Business District	\$47,589 Value of Services (Includes only salaries & operating costs)

C. Describe any significant changes since the last submission in the community's ability or willingness to give financial support to activities in any of the categories identified in Paragraph A. If the amount actually expended last year for any category was substantially less than that estimated in the last submission, indicate the reason therefor.

As stated in last year's Workable Program, the Public Facilities Department would be created so that backlogged projects would be pushed to completion and new projects initiated, as scheduled in the 1963-1975 Capital Improvements Program. During 1967, the first year of its existence, the department was responsible for the following major accomplishments:

- 1) Completed the construction of an 1100 public junior high school for a cost of \$3,100,000.
- 2) Completed the construction of 38 demountable classroom units, housing 1064 pupils at a cost of \$1,100,000.
- 3) Undertook the construction of a 740 pupil elementary school at a cost of \$3,100,000. Completion of this school is scheduled for late 1968.
- 4) Undertook the construction of a branch library at a cost of \$596,000.
- 5) Undertook various alteration and repair projects to other City buildings and facilities.

As a result of legislation enacted during 1967 by the Commonwealth of Massachusetts, effective July 1, 1968 the State will assume the funding of all welfare costs for the City of Boston. This State assumption of welfare costs is anticipated to result in savings to the City of Boston of \$10,500,000 for the remaining six month period.

Legislation enacted by the Commonwealth of Massachusetts during 1967 increased the debt incurring capacity of the City. (Chapter 133 of the Massachusetts Acts of 1967).

D. Briefly indicate new goals established for the coming year for financial support to the activities identified in paragraph A on the preceding page.

As noted in Section I-C, the City has awarded a contract for \$90,000. for the updating of the Boston Building Code.

E. 1) Does the community have a capital improvements budget or similar program for financing the future provision of scheduled public works improvements such as public buildings, streets and lighting, sewer extension and treatment, water extension and purification, urban renewal projects, etc.? Yes ☒ No ☐.

If "YES" is checked, what is the latest fiscal year covered by this program? 1975.

If "NO" is checked, what is the target date for completing such a program or budget? Beginning with what fiscal year?

2) Did the community meet its capital improvement goals during the past year? Yes ☒ No ☐

Capital Improvement Expenditures for 1967 are shown in Exhibit III.

3) What are the significant capital improvement goals for next year?

During the next year, the Public Facilities Department anticipates the awarding of contracts in excess of \$67 million for capital improvements throughout the City. (See Exhibit IV)

SECTION VI

OBJECTIVE: A community program to relocate families displaced by governmental action in decent, safe, and sanitary housing within their means. Governmental action includes code enforcement, slum clearance, and the construction of highways and other public works.

A. 1. What Agency has been officially designed to determine needs and to develop plans to meet the relocation housing needs of families displaced as a result of:

Urban Renewal Projects: Boston Redevelopment Authority
Other Governmental Action: Boston Redevelopment Authority - for all projects currently underway.

2. What Agency has been officially designated to provide relocation assistance for families displaced as a result of:

Urban Renewal Projects: Boston Redevelopment Authority
Other Governmental Action: Boston Redevelopment Authority - for all projects currently underway.

3. What Agency is responsible for coordinating or centralizing planning, relocation assistance and action toward making standard housing available for displaced families?

The Boston Redevelopment Authority is responsible for coordinating all relocation planning and assistance for urban renewal displacement. Relocation plans prepared by the Boston Redevelopment Authority are subject to review by the Division of Urban Renewal in the Department of Commerce, Commonwealth of Massachusetts and by the Federal Department of Housing and Urban Development.

During the past year, the Boston Redevelopment Authority has contracted with the following public agencies to carry out the relocation of families, individuals and businesses being displaced by the activities of these agencies:

Massachusetts Bay Transportation Authority
 Massachusetts Department of Public Works
 State College of Boston
 Boston's Public Facilities Commission

B. 1. Outline in the following table, the number of families actually displaced by various types of governmental action during the preceding eighteen months/ending December 31, 1967.

<u>TYPE OF GOVERNMENTAL ACTION</u>	<u>*NUMBER OF FAMILIES DISPLACED³</u>		
	<u>Total</u>	<u>White</u>	<u>NonWhite</u>
Urban Renewal Projects ¹	1160	589	571
Project Name: Washington Park	289	23	266
Project Name: Charlestown	213	213	0
Project Name: South Cove	266	149	117
Project Name: South End	384	197	187
Project Name: Fenway	8	7	1
Code Enforcement:	119	N.A.	N.A.
Other: ²	-	-	-
<u>Total:</u>	1279		

* Above Families include one person Families

- ¹ Assisted and non-assisted projects. Displacement caused by code enforcement, highway and other public construction in a project area should be counted as project displacement.
- ² Identify by name of project or type of activity. Include families displaced by the acquisition of land for public housing or other public purposes and by the removal of over-income families from public housing, etc.
- ³ The racial breakdown may be eliminated for any community in which it is a substantiated fact that all housing resources, public and private, are fully available to all families without regard to race.

B. 2. Indicate whether these families have been satisfactorily rehoused, describing any problems or difficulties encountered in their relocation.

The families and individuals displaced during the past eighteen months have generally been satisfactorily rehoused. A discussion of the relocation of families and individuals in 1967 is contained in Exhibit VI, the 1967 Annual Report on Family Relocation.

One problems which has occurred is the delay in the completion of new and rehabilitated housing. Thus, while 60% of the families who moved indicated a preference for remaining within the project area, a lesser number (38%) did so (see Exhibit VI, Page 41). However, fifty-seven percent of the families who moved relocated to the area of first preference. This problem will be ameliorated with the stepped up programs for rehabilitation and the construction of new housing now in progress.

There continues to be a problem of placement of large low-income families in low-rent units. The City of Boston In-fill Housing Program, with 1,000 units of 3, 4, and 5 bedroom units should provide significant help since all units will be leased to the Boston Housing Authority.

C. Outline in the tables below, the latest community plan for the relocation of families to be displaced by governmental action in the next two years, ending December 31, 1969.

1. Relocation Housing Needs

<u>Type of Governmental Action</u>	<u>*Number of Families Displaced³</u>		
	<u>Total</u>	<u>White</u>	<u>NonWhite</u>
<u>Urban Renewal Projects¹</u>			
<u>Project Name:</u> Charlestown	223	223	-
<u>Project Name:</u> South Cove	269	151	118
<u>Project Name:</u> South End	600	308	292
<u>Project Name:</u> Fenway/	✓700	626	74
<u>Project Name:</u> Campus High	100	30	70
<u>Code Enforcement:</u>	202	-	-
<u>Other:² Boston Rehabilitation Project</u>	1641 **	397	1244
Public Facilities Commission	409	344	65
Mass. Bay Transportation Authority	45	45	0
Mass. Dept. of Public Works	1142	964	178
Boston Housing Authority	18	18	-
State College of Boston	58	58	-
<u>Total:</u>	5407		

*Above figure includes one person families
**Includes 652 families in the Washington Park Urban
Renewal Area.

¹Assisted and non-assisted projects. Displacement caused by code enforcement, highway and other public construction in a project area should be counted as project displacement.

²Identify by name of project or type of activity. Include families displaced by the acquisition of land for public housing or other public purposes and by the removal of over-income families from public housing, etc.

³The racial breakdown may be eliminated for any community in which it is a substantiated fact that all housing resources, public and private, are fully available to all families without regard to race.

2. Estimate of Relocation Housing Needs and Resources¹

HOUSING ESTIMATED TO BE
AVAILABLE TO DISPLACED FAMS.³

<u>INCOME²</u> <u>GROUPS</u>	<u>No. of Families</u> <u>& Individuals</u> <u>to be Displaced</u>		<u>PRIVATE</u>		<u>PUBLIC</u>	
			<u>RENTAL</u>	<u>SALES</u>	<u>Ass'td. Housing</u>	<u>DEFICIT</u>
	<u>White &</u> <u>NonWhite</u>		<u>White &</u> <u>NonWhite</u>	<u>White</u> <u>& NonWhite</u>	<u>White &</u> <u>NonWhite</u>	<u>White &</u> <u>NonWhite</u>
Low						
(Under	W	1,573				
\$4,000)	NW	1,433	19674	1540	7280	
Middle	W	824				
(\$4,000-	NW	471	43021	1840		
\$5,999)						
High						
(\$6,000	W	877	6368	8560		
& up)	NW	229				
<u>TOTAL:</u>	W	3274	69104	11940		
	NW	2133				

¹The racial breakdown may be eliminated for any community in which it is a substantiated fact that all housing resources, public and private, are fully available to all families without regard to race.

²Insert within parantheses, the income ranges as defined by the locality for each of these groups.

³Include only standard housing which displaced families may reasonably be expected to obtain in competition with other families and at rents and sales prices within their means, as determined by income-to-rent or income-to-sales prices ratios applicable in the community. Include also public housing under State and locally-aided programs.

3. Ability to Pay Standards

State all rent-income and price-income ratios used to compute C2 above.

For families and individuals seeking rental housing the ability to pay 25% of gross income for gross housing costs is generally utilized except in individual cases of economic hardship, where the percentage will be lower when reasonable possible.

For those purchasing homes the purchase price is generally 150 to 200% of the gross income; but purchase price could well be higher for income producing properties.

4. Relocation Housing Resources

What are the main sources of the housing which the community expects to be available to meet relocation needs, as estimated in C2 above, i.e., whether through vacancies and turnover in existing supply, etc? Indicate approximate proportions of each source.

A substantial supply of housing is expected to be available to meet relocation needs in 1968 and 1969 through new construction, rehabilitation, and turnover and vacancies in existing supply.

Current construction goals call for the completion of more than 3,000 units of housing, including 1,000 units under the City of Boston's In-fill Housing Program, 1,400 units by the Boston Housing Authority, and 1,440 units of new 221(d)3 moderate rental units in urban renewal areas within two years.

The City of Boston, through the In-fill Housing Program, is sponsoring the development of more than 1,000 units with 3, 4, and 5 bedrooms on scattered vacant properties owned by the City or the Boston Redevelopment Authority throughout the City. The dwellings will be leased to the Boston Housing Authority under Section 10 of the Housing Act of 1937, as amended.

The program will have several innovative aspects, including ultimate home ownership for some tenants, management training programs for residents, and employment and training of area residents on the construction of such developments. For relocation of those families displaced by governmental action, however, the In-fill Program offers an important and rapid source of new housing.

Late in 1967, the Federal Housing Administration and several private developers initiated a program for the rehabilitation of more than 2,000 dwelling units within one year. This program, known, as the Boston Rehabilitation Project, will provide housing for displaced families.

Under existing authorization the Boston Housing Authority contemplates the construction of approximately 1,400 units by the end of 1969. Of these, 272 units will be located in Washington Park, 434 in South End, 96 in Charlestown, 250 in Forest Hills, 169 in West Roxbury, 80 in South Boston and 40 each in Dorchester and Hyde Park.

The construction of 1,440 units of 221(d)3 moderate income rental units is also scheduled for completion in 1968 and 1969. The developments will be located in the Charlestown, South Cove, South End and Washington Park Urban Renewal Project Areas.

In addition to new construction, the Boston Housing Authority is currently authorized to carry out a lease program under Section 23 of the Housing Act of 1937, as amended. Under an authorization for 1,000 units obtained in 1966, more than 400 are currently occupied and the remainder are committed for occupancy, including approximately 500 units for the Boston Rehabilitation Project.

The Boston Housing Authority proposes to seek authorization for an additional 4,200 dwelling units for the next two years. These will be comprised of an authorization for 2,000 additional units under the short term leasing program (Section 23) and 2,200 units under long term annual contributions contract (Section 10). Of the latter units, about 1,200 will be housing to be developed under the City of Boston's In-fill Housing Program. The balance will be utilized to develop new housing for the elderly, family housing and additional leasing on a long range basis.

The Boston Redevelopment Authority has adopted a policy of committing developers of 221(d)3 housing to leasing a substantial number of their units to the Housing Authority, or more than 400 of these.

Rehabilitation of existing housing will provide a new supply of moderate-income, standard rental units. The Boston Rehabilitation Project and the rent supplement rehabilitation program will provide 2,800 units of rehabilitated housing in the Roxbury-Dorchester areas. Of these 2,800 units, a total of 731 have been earmarked for the rent supplement program. Since 1,700 families and individuals will be displaced as a result of the above programs, there will be a surplus of approximately 1,100 units available on a priority basis to persons displaced by governmental action.

Vacancies and turnover of existing housing is a further and substantial source of new housing. In addition to new construction and rehabilitation, there is an annual turnover of an estimated 32,000 standard private rental units in the City of Boston. The average turnover of public housing units in Boston has averaged 1,886 units for the past five years.

D. 1. Has a housing referral service been established?

Yes (X) No ()

If the answer is "no", what means will be used to bring together managers and owners of properties being offered for sale or rent and families needing relocation housing?

Not Applicable

2. What specific actions have been taken or are proposed by those responsible for seeing that additional housing is provided to meet any relocation deficit that may be shown in the last column of the preceding table, such as securing the active participation of local builders and lenders to build or rehabilitate housing for families of moderate or low income, including units for the elderly, minority group and large families; to use the special Federal financing aids, where needed; to make sites available at reasonable prices; and to eliminate discriminatory practices that limit the housing opportunities of minority families?

No deficit in supply is anticipated throughout the city as a whole. The Family Relocation Department is working to provide opportunities for home purchase for low-income families, and to see that displaced families receive first priority in units becoming available through rehabilitation or new construction under federally assisted programs.

OBJECTIVE: Community wide participation on the part of individuals and representative citizens' organizations which will provide, both in the community generally and in selected areas, the understanding and support necessary to accomplish community goals.

A. Name and title of the official responsible for assuring citizen participation in all Workable Program activities.

F. Douglas Cochrane, Esq.
Ropes & Gray
225 Franklin Street
Boston, Massachusetts

B. Give the dates on which citizens advisory committee meetings have been held during the past year.

July 20, 1966	January 18, 1967
September 21, 1966	February 15, 1967
October 19, 1966	April 4, 1967
November 16, 1966	May 25, 1967
December 21, 1966 - General Membership Meeting	May 25, 1967 - General Membership Meeting

C. List any changes in the membership of the citizens' advisory committee since the last submission and, for any new members, show their business, professional, civic, and other affiliations. Identify those new members who represent the principal minority groups and organizations. (If not shown in previous submission, list all members and their affiliations).

See attached list of complete membership. Exhibit V.

D. List the specific activities undertaken by the citizen advisory committee during the past year including studies, work programs.

Review and endorsement of Campus High School Urban Renewal Project.

Support of legislation relative to the administration and extension of public welfare services.

Review and proposal of recommendations for additional public housing admission practices.

Revised By-Laws of the CAC.

Advised participation in Concentrated Code Enforcement Program.

Proposed recommendations to the BRA for strengthening public information program

Review and support of Model Cities Program.

Review and support of Central Business District Urban Renewal Program.

Reorganized CAC subcommittee staffing and changes in membership.

Sponsored cultural program in cooperation with the Elma Lewis School of Fine Arts, Roxbury.

Supported Washington Park Work and Study Program.

SECTION VII (continued)

- E. List the specific program activities of the citizens' advisory committee to be undertaken during the coming year including problems for discussion and resolution, schedule of meetings, coordination with executive departments and governing body, etc.

During the current year, the CAC plans to:

Support and assist the City's Concentrated Code Enforcement Program when Federal funds become available.

Establish liaison and assist Mayor's new Office of Public Services.

Strengthen its membership through reorganization and further revision of its by-laws. In the reorganization of the CAC, every effort will be made to increase the number of neighborhood representatives from every geographical area in the City.

It is anticipated that the sub-committees and Executive Committee will hold monthly meetings. Full membership meetings will be held quarterly.

- F. List subcommittees of the citizens advisory committee, with names of members of each, established to work on special problems such as equal opportunity for housing neighborhood participation, code compliance, relocation housing, public information, capital improvement program, etc.

SUBCOMMITTEE CHAIRMANSubcommitteeChairman

Capital Improvements

Joseph Barresi, Executive Secretary
Municipal Research Bureau

Code Enforcement

William F. Flaherty
Jamaica Plain Neighborhood Council

Community Planning

John S. Howe, President
Provident Institution for Savings

Design Review

Hugh A. Stubbins, Jr.
Hugh Stubbins & Associates

Home Financing

Arnold Bowker
National Shawmut Bank

Housing

Mrs. Alan Morse

Neighborhood Improvement
& Participation

George Farrah

Rehabilitation

Frank McDermott
Boston Gas Company

Public Information

John T. Galvin
Tufts-New England Medical Center

G. Indicate steps taken to provide staff assistance to this committee by the appointment of a permanent secretary, or otherwise, to develop and present factual information as a basis for discussion, prepare agenda and notices of meetings for members, prepare and type minutes of meetings and necessary reports to chief executive, etc.

A full-time CAC Coordinator was provided by the B.R.A.

BRA staff specialists continued to provide each subcommittee with professional and secretarial assistance.

H. 1. List any changes in the membership of the subcommittee of the citizens advisory committee or special committee on minority group housing since the last submission and, for any new members, show their business, professional, civic and other affiliations. Identify those new members who represent the principal minority groups and organizations. (If not shown in previous submissions, list all members and their affiliations.)

Three subcommittees: Housing and Housing for the Elderly, Minority Group Housing, and Relocation Housing were incorporated to form one subcommittee on HOUSING. The Chairman is Mrs. Alan Morse, 32 Borland Street, Brookline, Massachusetts, who is active in the following community organizations: United Community Services of Boston, Family Service Association, United South End Settlements, Urban League, Children & Youth Committee, Brookline Housing Authority.

CAC Officers

Chairman	F. Douglas Cochrane, Esq. Ropes & Gray 225 Franklin Street Boston, Massachusetts 02110
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Vice Chairman	Frank McDermott Project Coordinator Boston Gas Company 29 Main Street Charlestown, Massachusetts 02129
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Advisor	Richard Olsen Bureau of Public Affairs Boston College Chestnut Hill, Massachusetts 02167
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Coordinator	S. J. Messina 3 New Faneuil Hall Boston, Massachusetts 02109
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H. 2. How will recommendations of the subcommittee or special committee minority group housing be communicated to and acted upon by the citizens advisory committee?

Reports of Sub-committees are submitted to the Executive Committee which passes on recommendations prior to submission to the Mayor and BRA.

I. Describe briefly, citizen participation programs carried out or planned for neighborhoods or areas to be directly affected by clearance, systematic code compliance, conservation, etc.

The CAC plans to act as one of the communication channels to neighborhoods involved in both the City's Code Enforcement Program and the Model Cities Program. In addition, the CAC will furnish both programs with whatever advisory assistance is requested, and if necessary, will organize whatever subcommittees are necessary to assist and implement these programs.

J. Summarize significant happenings that have taken place since the last submission in the extent of citizen support and participation in the community improvement effort including significant activities of business, professional and civic groups and of the press, radio and television. Indicate new goals for the coming year.

There have been no significant happenings or activities during the past year involving the Citizen Advisory Committee.

New goals for the CAC during the coming year are noted in Section VII-E.

EXHIBIT I

1966 ANNUAL REPORT / BOSTON REDEVELOPMENT AUTHORITY



BOSTON
REDEVELOPMENT
AUTHORITY



Rt. Rev. Msgr. FRANCIS J. LALLY
CHAIRMAN

STEPHEN E. McCLOSKEY
VICE CHAIRMAN

JAMES G. COLBERT
TREASURER

MELVIN J. MASSUCCO
ASSISTANT TREASURER

GEORGE P. CONDAKES
MEMBER

EDWARD J. LOGUE
DEVELOPMENT DIRECTOR

KANE SIMONIAN
SECRETARY

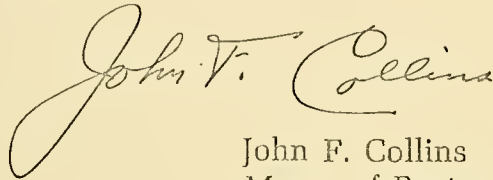


TO THE PEOPLE OF BOSTON:

When I was chosen by you to assume the responsibilities of the Office of Mayor, I promised the people of Boston that every effort would be made to make our City a place where its people would want to live and to work. This struggle is not over, much is still to be done.

Yet, we can take pride in what has been accomplished in our development programs. Areas of the City, which a few short years ago were being abandoned, are rapidly becoming model urban communities. Our central commercial and industrial areas where many of us work and shop are demonstrating a new vigor.

A summary of what has occurred in Boston is contained in the 1966 Annual Report of the Boston Redevelopment Authority. I suggest that the report be examined carefully for it tells not only what has happened but also how the cooperation and guidance of our citizens has made progress possible.

A handwritten signature in cursive script, reading "John F. Collins". The signature is fluid and elegant, with a large initial "J" and a long, sweeping underline.

John F. Collins
Mayor of Boston

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BOSTON'S DEVELOPMENT STRATEGY

INTRODUCTION

Redeveloping and restructuring a large city to meet the requirements of today and tomorrow is a highly complex task. The vitality of both the City's economic core and many of its older residential neighborhoods had been weakened by a series of blight creating forces — obsolescence, industrial and institutional encroachment into residential areas, private and public neglect, traffic congestion and rising property taxes. Yet, the basic strengths of these areas remained — much sound housing, adequate public facilities, proximity to jobs, shops, cultural and recreational activities, and, most important, a belief by many of Boston's citizens that something could be done.

In 1960, Mayor John F. Collins accepted the mandate of the people to halt Boston's decline. The Authority was reorganized and charged with carrying out Mayor Collin's program for a "New Boston". A development strategy, based on urban renewal, was conceived and presented to the community. The broad guidelines of the program are designed to

STRENGTHEN EXISTING NEIGHBORHOODS

Boston's older residential neighborhoods are fundamentally sound with a reservoir of social and economic assets. The Authority, therefore, stresses the rehabilitation of most of the existing residential buildings in project areas, with a minimum of clearance.

STRENGTHEN THE DOWNTOWN CORE

Strong forces have greatly altered the structure of economic and social activity in older urban centers. In Boston, the Authority has acted to replace declining activities such as manufacturing by encouraging growth in financial, residential, governmental and institutional land use. The resurgence of construction in downtown areas will serve to strengthen traditional central activities such as retailing, distribution, tourism, and cultural and entertainment activities.

PLAN WITH PEOPLE

To retain and strengthen existing neighborhoods and employment areas, the Authority relies heavily on the participation and support of residents, community and business leaders in the planning process. Community renewal is a necessary condition if urban renewal is to occur in a part of the City.

A four hundred member Citizen's Advisory Committee, drawn from all sectors of the community, reviews and makes recommendations on city-wide development programs. In addition, over 100 groups representing residential, commercial, industrial and institutional areas and interests have been organized to facilitate the exchange of ideas and information.

PROVIDE COMPREHENSIVE RELOCATION SERVICES

The Authority provides complete relocation services for those who must be displaced. The Family Relocation Department assists families in relocating to standard housing at rents they can afford. The Business Relocation Department aids firms in a new site selection, in obtaining financial assistance and by providing business management guidance.

ENCOURAGE OUTSTANDING URBAN DESIGN

The Authority has encouraged talented architects, planners and designers to participate in the Boston program. Excellence in architecture and urban design is actively pursued by the Urban Design Staff. Design criteria for public and private development activities have been established to provide a balance between preservation and change and to insure effective use of scarce urban land.

ATTRACT PRIVATE INVESTMENT

Public Urban Renewal funds absorb the costs of planning, property acquisition, clearance, and site preparation. However, investment in residential and commercial land use must come, in large part, from private firms and institutions. Success in attracting private investment to Boston has been due, in large part, to continuous cooperation and dialogue between the Authority and private developers.

PLANNING IN 1966

INTRODUCTION

The Authority is the official planning agency for the City of Boston. The planning functions include comprehensive and renewal planning, transportation and capital improvements planning, zoning, and urban design. Specific departments within the agency have the responsibility for detailed planning in these areas. Planning is guided by the **General Plan for the City of Boston 1965/1975**, which was presented to the Mayor and City Council by the Authority in 1965. In addition, the agency continues to produce general and specific studies on a variety of planning and development problems.

1 / RENEWAL PLANNING

The Renewal Planning Staff provides the link between the planning and development functions of the Authority. Individual planners work closely with project staffs to coordinate project planning with the city-wide development program.

During 1966, project planners were concerned with the many problems inherent in carrying out the Authority's extensive Urban Renewal Program. These involved day to day implementation planning in active project areas to insure that project execution is carried out in accordance with the approved Urban Renewal Plan. In addition, the staff was responsible for the preparation of the proposed Campus High Project.

2 / COMPREHENSIVE PLANNING

The Comprehensive Planning Staff carries out city-wide studies which aid in the realization of the objectives outlined in the **General Plan**. In addition, neighborhood studies are prepared in the process of detailing the overall recommendations of the **General Plan**, and in formulating actions which can be taken in order to achieve city-wide development objectives.

During 1966, the following comprehensive planning studies were undertaken by the staff.

OPEN SPACE AND RECREATION

During 1966, the Planning Department began a city-wide study of open space and recreation. The study will develop a program for the improvement of the City's existing open spaces, as well as detail a plan for the further open space acquisition and development, leading toward the achievement of the recreational objective of the **1965/1975 General Plan**. In conjunction with the purposes of the study, an application was prepared under the Urban Beautification Program requesting Federal funds for the immediate improvement of a number of existing open space areas within the City. The City is currently awaiting Federal approval and funding of the continuing program.

ARCHITECTURAL AND HISTORIC CONSERVATION

A program of historical and architectural research continues to guide conservation efforts in renewal project areas. Historical conservation studies in 1966 include: Back Bay, the Blackstone Block in the Waterfront Project, an historical brochure for Charlestown, and a photographic study of architecturally significant structures in the Washington Park project area.

FREEDOM '75

A 1975 World Exposition for Boston is being planned to celebrate the U. S. Bicentennial and the culmination of 1960/1975 Boston Development Program. The Freedom '75 Project was recommended to the Mayor by Boston business leaders in 1962, and has received the active support of the Authority and its Planning Department which has been providing staff and professional planning services. Capital costs, exhibitors costs and engineering feasibility have been studied. Tax revenue, tourist spending, employment and business volume estimates, both locally and regionally, have been prepared.

After the Fair, Boston would have a legacy leading to a City of tomorrow. Among the land uses projected are housing for approximately 30,000 people; new university facilities; shops and offices, research and development facilities; transportation systems; and a variety of open space and water oriented facilities, including beaches, parks, marinas and permanent cultural and regional facilities.

The American Revolution Bicentennial Commission is expected to choose between Boston and other contenders of the official U. S. Bicentennial site.

Toward the close of 1966 primary attention was given to devising a work program for 1967, to insure completion of a truly impressive, exciting Exposition and Post-Exposition plan for presentation to the Federal Government.

OTHER STUDIES

Other studies undertaken during the year include: a study of Boston's housing stock and the effect of the City's development program on housing, and a series of studies pertaining to Boston's industrial development, industrial relocation, and manufacturing employment characteristics.

3 / TRANSPORTATION ENGINEERING

In 1966, the Transportation Planning Department was strengthened by the consolidation of the transportation planning and project engineering functions into the new Transportation Engineering Department. The planning of traffic circulation and parking is an important responsibility of the department.

During 1966, the department initiated off-street parking studies in the South End, and continued planning on the East Berkeley Street widening and the South End by-pass. In Washington Park, traffic circulation plans were set for several major housing developments. In Charlestown, circulation plans were completed and adopted by several City agencies. In the Fenway Project, the department initiated design of the Dartmouth Street pedestrian mall. Questions on most of the Central Business District circulation plans were resolved, South Station development and Stadium proposals were reviewed and signs, signals and pavement marking for the area were designed. Preliminary transportation plans were developed for Campus High. Other activities continue throughout the year in the other renewal projects.

The Engineering staff administers the clearance phase of the development program and provides to each of the projects the technical skills which are needed to carry out the redevelopment phase of the renewal plan. An engineer assigned to each project organizes and supervises a project coordinating committee, consisting of representatives from City agencies, developers, contractors, tenants, and others concerned with the physical redevelopment of the area. This committee arranges mutually convenient demolition and construction schedules for renewal activities. The project engineer also supervises and reviews the work of each project's consultant engineering firm.

The Transportation Engineering Department maintains liaison with several City Departments, providing them with staff assistance in the preparation of studies, reports and contracts. Department activities continue in other areas such as Kenmore Square, Back Bay, Jamaica Way, and North Terminal, as well as on four major traffic routes: The Southwest Expressway, the Inner Belt, Dorchester Avenue and the Central Artery.

4 / ZONING

The Zoning Staff of the Planning Department is responsible for making recommendations to the Authority concerning Board of Appeal applications, for zoning variances and non-conforming land uses which are referred to it by the City Building Department. The staff is also responsible for making recommendations to the City Zoning Commission concerning zoning text amendments and map changes, and for undertaking special zoning-planning related studies in order to coordinate and facilitate zoning requirements for the renewal project plans.

During 1966, the Zoning Staff made recommendations on 337 applications for variances and non-conforming land uses to the Board of Appeals, and 20 applications were presented to the Zoning Commission in connection with Zoning Code and map changes.

5 / CAPITAL IMPROVEMENTS

The most significant activity concerning capital improvements during 1966 was enactment in July, by the General Court, of Chapter 642 of the Acts of 1966 creating the Public Facilities Commission, which will be responsible for the implementation of the \$287,000,000 Capital Improvements Program. Consequently, the function of the Authority has been transferred to this new department. A significant factor in the creation of the Commission was the Authority's financed study and report on municipal construction by Dr. Anthony G. Adinolfi.

The legislation creating the Commission became effective in October, at which time the Commission, which is directly responsible to the Mayor, was activated.

6 / URBAN DESIGN

The Urban Design Staff establishes design objectives for the renewal projects. It sets design requirements for individual disposition parcels to insure that developments within the project are consistent with the overall design objectives. It also provides Design Review guidance to developers in the preparation of their proposals and surveillance of approved proposals to assure that they are carried out in construction.

During 1966, project transition from planning to execution stage placed a greater emphasis on the design review functions of the department. The staff reviewed and approved over 200 individual building developments and public improvements throughout the City. The Urban Design Staff conducted design competitions for the beautification of Copley Square, and for an office tower in the Government Center. Department activities also included preparing design concepts for the new Campus High School, the Community College, the Dartmouth Street Mall in the Back Bay and for numerous municipal improvements throughout the City.

As reinforcement to the design guidance provided to the private developer and architect, the Authority refers critical design issues to periodic review by the Design Advisory Committee*, a distinguished panel of designers and architects of international reputation.

* Hugh A. Stebbins, Chairman
Pietro Belluschi
Jose Luis Sert
Lawrence Anderson
Nelson R. Aldrich

THE DEVELOPMENT PROGRAM IN 1966

INTRODUCTION

In 1966, the Urban Renewal Program consisted of 12 federally assisted and 6 non-federally assisted project areas. Details of specific project accomplishments for 1966 are outlined in the following section:

1 / PROJECT SUMMARIES

FEDERALLY ASSISTED PROJECTS

WASHINGTON PARK

The Washington Park Urban Renewal Area, Boston's first residential renewal project, is nearing completion. The project's renewal plan, developed through active participation by community groups, agencies and private citizens, is designed to stimulate public, private and institutional development in order to preserve the neighborhood, and provide environmental conditions that will reinforce family and community life.

The Urban Renewal Plan for Washington Park emphasizes the rehabilitation of existing housing. Approximately 70% of all structures in the community are in rehabilitation areas. New schools, playgrounds, indoor recreational facilities, and other public facilities are being built. Upon project completion, approximately 1500 units of new housing, and modern shopping centers will have been constructed and large scale improvements in streets, street lighting, fire and police communications and water and sewer services will have been provided by the City.

By early 1966, 90% of all the properties that had been designated for acquisition had been acquired, and 95% of the structures to be demolished had been cleared. The City of Boston had constructed public improvements valued at \$1,000,000 and private developers had undertaken construction valued at \$6,500,000 including the development of Marksdale Gardens, which has received rewards for excellence in urban housing design, 460 housing units for low-to-moderate incomes had been built and occupied. The renewed faith of residents in their community was documented by the fact that property owners had invested almost \$1,700,000 in rehabilitating their properties.

During 1966, the first major commercial development in fifty years in the Roxbury district was opened for business. The new seven acre shopping center provides much needed shopping opportunities, and employs 250 persons, 95% of whom are Roxbury residents. During the past year construction was started on the Roxbury Boys' Club, on two new urban parks and on 380 additional housing units. Public improvements continue to be made; \$6,500,000 has been spent or encumbered to date.

Encouraged by the achievements of urban renewal in Washington Park, private investments not specified in the original plan began to occur. Some 92 housing units have been built in this way, and a 120 bed nursing home is under construction.

At the end of 1966, 97% of the total families to be relocated had been moved. The property rehabilitation staff had completed inspections of over 1300 properties. 230 properties remain in the current rehabilitation workload. The total rehabilitation investment at the end of 1966 amounted to over \$2,298,000.

GOVERNMENT CENTER

1966 brought marked progress on Boston's dramatic Government Center, a regional capital for governmental, administrative and service facilities. The major goals of the project, which on completion will represent a \$230,000,000 investment, were to clear a blighted area in the heart of the City and convert it to a major complex of governmental and private activity. The City is developing an area of architectural excellence, harmonious with Boston traditions, and easily accessible by auto and mass transit. Increasing the local tax base and revitalizing the downtown core were important considerations in the planning of the project. Property tax revenues from the Government Center area, after redevelopment, will increase by more than \$500,000 per year.

During 1966, the John F. Kennedy Federal Office Building was completed and occupied, the first segment of One Center Plaza was completed and occupied and the second segment was under construction. The new City Hall was approximately 65% completed at year's end; construction began on the New Merchants Bank Building on State Street. Ground was broken for the new Police Station late in the year and funds were allocated by the State Legislature for the new State Service Center. Developers were designated for a chapel, post office building and two small office buildings. Plans were underway for the rehabilitation of the historic Sears Crescent building; a developer was designated for a new hotel. Working drawings were in process for the new Government Center Plaza, street and subway work continued to tie in with developments in the area.

DOWNTOWN WATERFRONT — FANEUIL HALL

The plan for the Downtown Waterfront-Faneuil Hall Project is designed to restore Boston's "Window on the World". It is estimated that more than \$125,000,000 will be invested in private construction and rehabilitation for housing, office and retail space. By year's end, more than 85% of the properties scheduled for acquisition were acquired and clearance was underway. Included was land needed for the realignment of Atlantic Avenue and sites in the State Street-India Wharf area.

The first of many proposed rehabilitation projects involving conversion of industrial buildings to modern residential structures was completed in 1966. Construction of the new \$3,500,000 Aquarium on Central Wharf, which has received national acclaim for its architectural innovations, continued on schedule and is expected to be completed in late 1967. Negotiations for the development of an apartment-parking garage complex on India Wharf proceeded and architectural planning by the noted architectural firm of I. M. Pei of two 40-story apartment towers is in process. Approximately 30% of the firms to be displaced have been relocated, including the fruit and produce, and meat dealers.

SOUTH END

Due to the unique residential and architectural character of the South End, major emphasis is placed upon citizen participation and preservation of existing structures. Mutual understanding between the community and the Authority, developed through numerous neighborhood meetings and tours, has brought forth a plan which received wide community support.

The South End Urban Renewal Plan proposes that 75% of existing structures be rehabilitated. It provides for 3,600 new housing units, including public housing, housing for the elderly, and low-to-moderate 221(d)3 apartments. Five obsolete schools will be replaced by four new elementary schools and a new junior high school. The Plan allows for expansion of the Boston University Medical Center, Cathedral High School, and other institutions. New playgrounds, small parks, plazas and other open spaces will be created. Provision is made in the plan for new commercial and industrial expansion that will provide an estimated 3,200 new jobs and an increase in tax revenue of \$1,000,000.

Relocation services to families and individuals, to be staged over a seven year period, will be provided under contract with the United South End Settlements. The Authority expects to provide new and rehabilitated housing for the 3500 families and individuals, who must move from the buildings that will be cleared. Many of these units will be provided by community-based non-profit housing corporation.

The Castle Square development has provided five hundred units of 221(d)3 housing, fifty of which have been leased by the Boston Housing Authority for their rent supplement program. Four hundred units of housing for the elderly are under construction. To build on the strengths of the South End and provide solutions to community problems, the Boston Redevelopment Authority together with the community, has developed major action programs in the area; such as the South End Neighborhood Action Program and "Just a Start".

CHARLESTOWN

Separated by the Charles River from the hub of Boston, Charlestown is a predominantly residential community, which has experienced industrial encroachment and blight upon its residential land. The purpose of the Charlestown Renewal Plan, which went into execution in October 1965, is to strengthen the residential and community aspects of Charlestown, while allowing job-producing industries to remain in surrounding areas.

The plan calls for rehabilitation of 90% of the areas residential structures. Additional housing will be provided through construction of moderate income housing units. Construction of Massachusetts Bay Community College, elementary schools, a new shopping center and major recreation facilities will further stabilize and strengthen the Charlestown community.

1966 saw progress on the development of plans for the new Community College, a new library and an addition to the Edwards Junior High playground. During the year, the Authority and the MBTA finalized an agreement for the replacement of the elevated structure in Charlestown and construction was started on a new tunnel from Haymarket Square, the first leg of the replaced facility.

Rehabilitation progress continued with improvements on 160 dwelling units. Two developers have been tentatively designated for several housing sites, including one site which will provide 250-300 moderate income 221(d)3 apartments in the Little Mystic Channel Area.

In addition, legislation was submitted to the 1967 session of the General Court to enable filling part of the Little Mystic Channel to provide land for a proposed recreation area.

Work began during the year on both family and business relocation. 11% of the businesses in the relocation caseload found new quarters, 14% of the families and individuals to be displaced had been relocated.

SOUTH COVE

The South Cove Project is located between the downtown commercial district and the South End, and functions as a residential, institutional, entertainment and business area.

While there are areas of existing good housing and institutional activities, the area is characterized by a number of detrimental factors.

Objectives of the South Cove Urban Renewal Plan, include preserving and strengthening of the areas' residential character, facilitating efficient land use for housing, commercial and institutional purposes, and increasing the City's property tax base. The South Cove plan envisions a unique community containing distinct areas of residential, commercial, institutional, business and entertainment use.



7.
Housing will be improved both through rehabilitation and construction of moderate income housing sponsored by the Chinese Urban Renewal Committee, Tufts New England Medical Center, and the Massachusetts Housing Association. Additional community facilities will include neighborhood commercial development, schools, a public plaza and other open areas.

Approximately 17% of the acquisition parcels were acquired, and over 20% of the properties in Chinatown scheduled for rehabilitation were surveyed. Relocation of 10% of families and individuals to be moved was accomplished by the end of the year.

The Chinese Urban Renewal Committee was designated developer of 200 units of moderate income 221(d)3 housing. The Authority approved preliminary expansion plans for the Tufts-New England Medical Center. Plans for Don Bosco Technical High School, a new Quincy Elementary School, a new fire station and the public plaza were under development during the year. A Community Reaction Study was undertaken by the Boston Redevelopment Authority to determine the type and location of recreation facilities needed in the South Cove area.

FENWAY

The Fenway Project is primarily a residential and institutional area, with over 70 medical, educational, cultural and religious institutions in the project area. The primary cause of blight has been the haphazard expansion of institutions into residential areas, thus creating uncertainty about the future of the neighborhood. Incompatible commercial and industrial land uses have also contributed to neighborhood decline.

To stabilize the area, the Authority has recommended the rehabilitation of over 80% of the existing housing units, and the replacement of obsolete structures with over 3,000 moderate rental housing units and housing for the elderly. Space for shops and other neighborhood services will also be provided.

Careful planning has insured that the section of the proposed Inner Belt Expressway running through the project will neither substantially reduce the amount of available land nor mar the beauty of the Back Bay Fens. The Expressway will be depressed and covered through the Fens from Huntington Avenue to Brookline Avenue. Maximum use will be made of the air rights over the portion of the Expressway which will remain on ground level.

In September final documentation of the project and a request for over \$10,000,100 in federal funds was submitted to the department of Housing and Urban Development for review and approval.

During 1966, the Christian Church initiated its \$22,000,000 "Church Center" development in the vicinity of the Mother Church under the provision of Chapter 121A of the General Laws. Demolition was completed on the Huntington Avenue site for a 24-story office building and 600 car underground garage.

CENTRAL BUSINESS DISTRICT

Survey and planning work began on the Central Business District Project in 1963. Planning, economic, traffic, land use, and building condition studies have been undertaken by the Authority and its consultants. This work has involved close cooperation between the Authority and the Committee for the Central Business District, a non-profit corporation organized and financed by the business community to assist in the preparation and execution of a Central Business District Urban Renewal Plan.

The studies have indicated two principal findings. First, the area suffers from blighting conditions, particularly with respect to traffic and parking, obsolete and substandard buildings, and under-utilization of key land areas. Second, the area's location, its convenience, and the economic strengths which it possesses indicate significant potential for economic growth and stability, if effective remedial action is taken.

The Early Land Program, approved in December 1965, is the first step in the Central Business District Project execution. During 1966, South Station, Citymart and Raymond's were acquired. Merchants in the Citymart building were relocated, most of them to other downtown locations. Raymond's was temporarily relocated into the Citymart building. Development proposals for three parcels were received.

CAMPUS HIGH SCHOOL

The Campus High School Project in the Madison Park area of Roxbury is predominantly residential in character, with a concentration of industrial and commercial properties in one section. Although standard housing and community facilities exist, much of the land is vacant and the project includes some of the most deteriorated and blighted sections of the City.

During 1966, Survey and Planning, and Early Land Acquisition Loan applications were prepared for the project area. The Boston Redevelopment Authority held a public hearing on the early land proposals, which include a \$15 million Campus High School. Subsequently, a working agreement was signed with the Madison Park community for a cooperative effort in the planning of the area. The City Council conducted public hearings on the project and, along with the Mayor, has approved the filing of both applications.

The Campus High School is planned as a complex of buildings accommodating 5,500 students from all over the City and offering a wide selection of courses and programs. The preliminary plans for the Early Land Area also call for 400 to 600 new and rehabilitated units of housing, and community facilities. An additional area of the project is to be cleared for construction on the Inner Belt and Southwest Expressway.

WEST END

In the West End Project, two additional high-rise apartments containing 472 units were completed and opened for occupancy in 1966. The commercial and shopping center on Cambridge Street was 90% complete with occupancy scheduled for early 1967. This center will contain an 870 car-parking facility, shops, stores, a motor hotel, a 9-story office building and a theatre. The Retina Foundation's new research and office facility was completed and occupied.

Construction started in August on the Burns Institute being developed by the Shriners Hospital for Crippled Children. This five-story building and a new building of the Massachusetts General Hospital are both scheduled for completion in 1967. Construction was started on the new branch library on Cambridge Street, with completion scheduled for late in 1967.

A pedestrian mall through the entire area serves an important visual and recreational purpose. Completed during the past year, the pools, trees, benches, and landscaping of the mall enhance the area and provide pleasant pedestrian walkways between portions of the project area.

NORTH HARVARD

In March of 1966, the distinguished "Blue Ribbon" Panel, appointed by Mayor Collins, submitted its recommendations for the North Harvard Urban Renewal Area to the Mayor and the Boston Redevelopment Authority. Accordingly, the Authority has offered former owners residing on the site an opportunity to repurchase their homes on the condition that they agree to rehabilitate the properties in accordance with the City of Boston Building and Sanitary Codes. The Panel also recommended that the balance of the Project Area be developed with moderate income housing. The Authority is expected to designate a developer of the adjoining six-acre parcel on which 125 to 175 units of moderate-income family housing are planned.

NON-FEDERALLY ASSISTED PROJECTS WHITNEY STREET

In 1966, the Authority approved the applications of Back Bay Manor Apartments, Inc., a 121A Corporation, to develop the third and final parcel in the city-financed Whitney Street project. Construction is scheduled to start in 1967 on a 20-story, 288 unit building and a three level, off-street parking facility.

PRIVATE DEVELOPMENT PROJECTS BACK BAY

The Back Bay Project is a joint planning effort being undertaken by the City, the Authority, the Back Bay Council, and the Back Bay Planning and Development Corporation. In 1966, the first planning studies were completed. The preliminary plan presents objectives and general recommendations for residential preservation and rehabilitation, traffic and circulation improvements, landscaping, and areas where private development could be undertaken without the need for Federal financial assistance. The final plan will be completed and published during 1967 with recommendations for both private and public improvements.

121A CORPORATION DEVELOPMENTS

Boston's housing stock is being improved through utilization of Chapter 121A of the Massachusetts General Laws. 121A developments undertaken by private investors are the Prudential Center, Allston-Waverly, and the Jamaicaaway.

An estimated \$190,000,000 in private funds have been invested or are committed for the development of the Prudential Center. Located in the Back Bay, the Center is designed to create a commercial-residential plaza to provide new employment opportunities, bolster the City's economy, and improve the tax base. A 52-story Prudential Tower, the 29-story Sheraton Boston Hotel and the City of Boston War Memorial Auditorium have been constructed. Twin 26-story apartment buildings are under construction and other commercial structures are proposed for development in the near future.

The Allston-Waverly Project, located in Brighton, is planned to enhance a thriving residential neighborhood through construction of 100 moderate rent housing units. The planned low-rise buildings and row houses will replace two under-utilized commercial buildings standing on otherwise vacant land, thus removing a potential threat to the stability of the neighborhood. Construction is scheduled to begin in the spring of 1967.

The Jamaicaaway Tower replaced deteriorated, blight-creating residential buildings in a thriving middle-income residential neighborhood, and adds to Boston's growing supply of contemporary urban housing. The 30-story residential tower and four 2-story town houses, which have been completed, also provide a substantial increase in tax yield to the City.

TREMONT-MASON

The Tremont-Mason building, located in the downtown retail district overlooking the Boston Commons, is a privately financed 28-story luxury apartment building. It replaces several vacant and substandard retail buildings, expands the City's tax base, and provides modern and attractive in-city residences. Construction was completed in 1966.

CENTRAL URBAN RENEWAL ACTIVITIES

INTRODUCTION

Certain renewal functions are administered by Authority-wide departments which are responsible for the direction of their department's activities in each federally assisted project. These departments include family business relocation, and property rehabilitation.

1 / FAMILY RELOCATION

1966 brought a reorganization of the Family Relocation Department, resulting in the establishment of a central staff to provide program coordination to each of the projects.

The primary objectives of the department are to develop new techniques and methods for providing better relocation assistance to families and individuals being displaced through governmental action, and to insure, insofar as possible, that relocation has a beneficial effect upon the families and individuals involved. Other aims of the department are to perfect techniques of assessing housing resources available to displaced families and individuals, encourage the development of additional resources where shortages exist, and to maintain liaison with community agencies and mobilize them to provide adequate services to displaced families and individuals.

In 1966, the Relocation Department undertook several study programs, including a survey of families living in the proposed Campus High Early Land Acquisition Area, and a survey for the Department of Public Works of residents and businesses to be displaced by the proposed Inner Belt and Southwest Expressway.

The Department also conducted an analysis of housing turnover in Boston during 1965, and began work on plans for several programs which will extend the scope of family relocation programs to include supporting services to families long after relocation is completed, mental health services for families with severe psychological difficulties, means of increasing the supply of large low-cost housing units (especially through the use of the Federal Rent Supplement Program in 221(d)3 housing) and provision of day care centers in relocation areas.

2 / BUSINESS RELOCATION

The business relocation organization consists of a centralized office responsible for program-wide coordination plus six site offices to implement operations in each active project.

The program is designed to aid businesses in the process of relocation, including assistance in the selection of new quarters and in obtaining financial advice. The staff also provides business management advice with respect to marketing problems, new opportunities and economic trends. It expedites relocation payment for moving expenses and loss of personal property, and obtains Small Business Displacement Payments for those businesses which qualify for them.

During 1966, through cooperation with the Small Business Administration, the Boston Redevelopment Authority arranged for the granting of twelve long-term low-interest loans to businesses in three renewal projects, totalling \$4,610,500. Many more loans are expected during 1967 with accelerated activity in four projects.

Progress on the relocation workload continued at a fast pace during 1966. There were 2,944 businesses in the workload for the year; by December 31, 1966, 1,453 of these had been relocated. 90% of the relocated firms remained in the City.

3 / PROPERTY REHABILITATION

The primary means of raising housing standards in Boston is through property rehabilitation. The Central Rehabilitation Office was established to supervise and coordinate private rehabilitation of over 30,000 dwelling units throughout the City by 1975.

The department's responsibilities to property owners involved in rehabilitation includes assistance in negotiating with contractors, lending institutions, the Federal Housing Administration, and the Fire Insurance Rating Bureau, as well as interpreting building and health codes and standards. The staff provides cost estimating services and assistance in administrative processing of federal financing aids such as the Section 312 direct 3% loans and the Section 115 direct grants.

The staff is currently studying new methods of rehabilitation and financing as well as defining rehabilitation policy, targets, and procedures for staffs in the renewal projects.

TABLE 1 / PROJECT STATUS BOSTON DEVELOPMENT PROGRAM

PROJECT	STATUS	ESTIMATED COMPLETION DATE	ACRES	MAJOR REUSE
FEDERALLY-ASSISTED				
New York Streets	Completed	1965	22.3	Industrial Commercial
West End	Execution	1968	41.0	Residential
Government Center	Execution	1969	60.5	Commercial Institutional
Washington Park	Execution	1968	502.0	Residential
Waterfront	Execution	1969	104.5	Commercial Residential
Charlestown	Execution	1971	520.0	Residential
South End (Including Castle Square)	Execution	1972	616.0	Residential
Central Business District	Early Land Acquisition	—	245.5	Commercial
South Cove	Execution	1971	96.5	Residential Institutional
Fenway	Pending State Approval	1972	507.3	Residential Institutional
North Harvard	Execution	1967	6.5	Residential
Campus High	Early Land Application Pending Federal Approval	1972	129.3	Residential Institutional
NON-FEDERALLY ASSISTED				
Whitney Street	Execution	—	7.2	Residential
Prudential	Execution	—	31.3	Commercial Residential
Allston-Waverly	Acquisition	—	4.9	Residential
Jamaicaway	Completed	1965	3.9	Residential
Tremont-Mason	Completed	1966	.75	Residential
Back Bay	Planning	—	324.3	Residential

TABLE 2 / FEDERAL FINANCIAL COMMITMENT BOSTON DEVELOPMENT PROGRAM
DECEMBER 31, 1966

TOTAL FEDERAL CAPITAL GRANT		FEDERALLY-ASSISTED PROJECTS APPROVED	
New York Streets		\$	3,194,033
West End		\$	11,774,918
Washington Park		\$	24,931,775
Government Center		\$	33,957,391
North Harvard		\$	396,122
Charlestown		\$	26,448,302
Waterfront		\$	16,485,200
South End (including Castle Square)		\$	36,865,309
South Cove		\$	11,507,235
Fenway		\$	9,370,943
SUBTOTAL			\$174,931,228
EARLY LAND			
Central Business District			\$ 19,460,880
PENDING FEDERAL APPROVAL			
Campus High (Est.)			\$ 8,270,800
TOTAL FEDERAL COMMITMENT (includes Relocation Grants)			\$202,662,908

TABLE 3A / INVESTMENT SUMMARY
FEDERALLY-ASSISTED URBAN RENEWAL PROJECTS (MILLIONS OF DOLLARS)

	Wash- ington Park	Govern- ment Center	Water- front- Faneuil Hall	Central Business District	Fenway	New York Streets	West End	Charles- town	South Cove	South End ^{a)}	North Harvard	Campus High	TOTAL
MAJOR REUSES													
Public Investment: (\$ millions)	\$25.6	\$121.0	\$ 7.7	\$ 43.0	\$ 23.7	\$.5	\$.3	\$70.1	\$ 11.2	\$ 91.7	—	\$17.4	\$ 412.2
Commercial	—	13.0	—	5.0	.3	—	—	28.0	8.0	—	—	—	54.3
Residential	5.0	—	—	—	—	—	—	5.0	—	13.4	—	—	23.4
Institutional	9.2	97.4	—	22.6	20.0	—	.3	30.1	1.2	61.8	—	15.5	257.5
Improvements	11.4	10.6	7.7	16.0	3.4	.5	—	7.0	2.0	16.5	—	1.9	77.0
Private Investment: (\$ millions)	\$39.2	\$ 96.1	\$123.7	\$271.0	\$234.7	\$17.0	\$73.4	\$45.3	\$141.1	\$140.8	\$5.5	\$ 9.6	\$1197.4
Comm. & Ind.	2.6	95.0	61.2	255.0	80.6 ^{b)}	17.0	7.5	12.5	17.0	12.0	—	—	559.8
Residential	30.2	—	58.2	16.0	—	—	55.0	32.8	14.5	58.1	5.5	9.6	279.9
Institutional	6.4	1.1	4.3	—	154.7	—	10.9	—	109.6	70.7	—	—	357.7

a) Includes Castle Square

b) Christian Science Development includes some
residential land use

TABLE 3B / NON-FEDERALLY ASSISTED PROJECTS — INVESTMENT SUMMARY
(MILLIONS OF DOLLARS)

	Whitney Street	Prudential	Tremont Mason	Jamaica- way	Allston Waverly	Back Bay	TOTAL
MAJOR REUSES							
Public Investment: (\$ millions)	\$ 1.9	\$ 12.0	—	—	—	\$27.2	\$ 41.1
Comm. & Ind.	—	—	—	—	—	.7	.7
Residential	—	—	—	—	—	—	—
Institutional	—	12.0	—	—	—	22.4	34.4
Improvements	1.9	—	—	—	—	4.1	6.0
Private Investment: (\$ millions)	\$12.5	\$190.0	\$12.0	\$7.0	\$1.8	\$42.0	\$265.3
Comm. & Ind.	—	150.0	—	—	—	9.0	159.0
Residential	12.5	40.0	12.0	7.0	1.8	32.0	105.3
Institutional	—	—	—	—	—	1.0	1.0

TABLE 4 / SCHEDULED IMPROVEMENT OF HOUSING STOCK
BOSTON DEVELOPMENT PROGRAM (DWELLING UNITS)

PROJECT	CLEARANCE	NEW CONSTRUCTION	REHABILITATION
FEDERALLY-ASSISTED			
New York Streets	998	—	—
West End	3510	2400	—
Washington Park	2570	1550	5700
Government Center	989	—	—
North Harvard	59	140- 280	—
Charlestown	925	1400	5703
Waterfront	—	1960	550
South End*	5250	4100	20553
South Cove	—	600	455
Fenway	810	3500	3693
Central Business District	—	450-1000	—
Campus High	632	400- 600	—
SUBTOTAL	15743	16500 17390	36654
NON-FEDERALLY ASSISTED			
Whitney Street	437	632	—
Prudential	—	812	—
Tremont-Mason	—	378	—
Jamaicaway	3	282	—
Allston-Waverly	—	102	—
Back Bay	—	230	—
SUBTOTAL	440	2436	—
TOTAL	16183	18936 19826	36654

* Includes Castle Square

TABLE 5 / REHABILITATION PROGRESS

DECEMBER 31, 1966

PROJECT	DWELLING UNITS		EXPENDITURES
CHARLESTOWN	committed or underway	60	\$ 391,699
	completed	95	\$ 244,752
	TOTAL	155	\$ 636,451
SOUTH COVE	committed or underway	—	\$ —
	completed	10	\$ 20,100
	TOTAL	10	\$ 20,100
SOUTH END	committed or underway	32	\$ 307,750
	completed	44	\$ 326,210
	TOTAL	76	\$ 633,960
WASHINGTON PARK	committed or underway	1091	\$2,800,910
	completed	1480	\$2,316,718
	TOTAL	2571	\$5,117,628
ALL PROJECTS	committed or underway	1183	\$3,500,359
	completed	1629	\$2,907,780
	TOTAL	2812	\$6,408,139

GLOSSARY OF URBAN RENEWAL TERMS

Local Public Agency (LPA) — the official body empowered by the City to undertake its urban renewal projects. In Boston the LPA is the BRA.

The General Plan — prepared by the Authority and adopted by the Mayor and the City Council. The Plan guides city-wide and renewal planning in Boston and calls for completion of the Development Program in 1975.

Urban Renewal Plan — a legal document, developed by the local public agency and approved by its governing body, which guides and controls the development of an urban renewal area.

Survey and Planning Application — an application submitted by an LPA for an advance of funds to conduct surveys and prepare plans necessary to bring a proposed urban renewal project to the development stage.

Loan and Grant Contract — a contract between the Federal Government and the LPA, stipulating the amount and uses of Federal funds to be used in undertaking an urban renewal project.

Capital Improvements — Construction of or improvements of city-owned public facilities.

112 Credit — a provision of Section 112 of the Federal Housing Act permitting expenditures by hospitals and educational institutions in project areas to be credited to the City's share of urban renewal costs.

121A Corporation — a provision of Chapter 121A of the Massachusetts General Laws which provides for creation of "limited dividend corporation" for the purpose of building residential or office complexes in return for certain real estate tax advantages.

221(d)3 Housing — multi-family, moderate income rental or cooperative housing, constructed or rehabilitated under the provisions of Section 221(d)3 of the Federal Housing Act. Priority in 221(d)3 housing is given to families displaced by urban renewal or other government action.

12 Loan — a provision of the Federal Housing Act for extending 3% interest loans to homeowners living in urban renewal or code enforcement areas for the purpose of housing rehabilitation.

115 Grant — a direct grant for housing rehabilitation made to owner-occupants of one or two-family homes in urban renewal areas, whose income is under \$3,000 or whose housing expenses are more than 25% of their income.

EXHIBIT II

INSPECTIONS UNDERTAKEN BY HOUSING INSPECTION DEPARTMENT
DURING 1967 OF COMMERCIAL AND OTHER SPECIAL PURPOSE PROPERTIES

DORMITORIES

Dormitories Inspected.....	268
Rooming Units Inspected.....	10,972
Number of Occupants	19,530
Notices Served.....	20
Number of Violations.....	43
Violations Corrected.....	20

LODGING HOUSES

Lodging Houses Inspected.....	199
Lodging Units Inspected.....	2,681
Number of Occupants.....	3,078
Notices Served.....	114

HOTELS

Hotels Inspected.....	30
Notices Served.....	11
Number of Violations.....	37
Violations Corrected.....	33

*LEASED HOUSING PROGRAM

Dwelling Units Inspected.....	836
Dwelling Units Approved.....	378
Dwelling Units Rejected.....	176
Dwelling Units Not Available.....	282

CAPITAL IMPROVEMENTS EXPENDITURES
1967

<u>Department and Activity</u>	<u>Expenditures</u>	<u>Encumbrances</u>
<u>Traffic and Parking Department</u>		
Automatic Traffic Control Signals in various sections of the City.	\$ 34,798.39	\$ 4,978.49
<u>Fire Department</u>		
Construction and Reconstruction of Buildings and Original Equipment and Furnishings Thereof	3,071.27	85,302.00
<u>Hospital Department, Hospital Division</u>		
Construction of Buildings and Original Equipment and Furnishings Thereof	753,087.33	None
Remodeling, Reconstruction and Extraordinary Repairs to Buildings, Hospital Department, Chapter 668, 1958	77,237.99	680.00
Remodeling, Reconstruction and Extraordinary Repairs to Buildings, Hospital Department, Chapter 752, 1963	963,459.19	610,536.20
<u>Long Island Hospital</u>		
Construction of Buildings and Original Equipment and Furnishings Thereof	None	None
<u>Library Department</u>		
Construction of Buildings and Original Equipment and Furnishings Thereof	405,107.23	805,979.09
<u>Parks and Recreation Department</u>		
Establishment of Parks and Playgrounds	None	None
Eradication of Dutch Elm Disease	None	None

<u>Department and Activity</u>	<u>Expenditures</u>	<u>Encumbrances</u>
<u>Public Works Department</u>		
Bridges, Construction of	\$ 136,185.73	\$ 751,442.10
Construction of Buildings and Original Equipment and Furnishings Thereof	None	None
Incinerator Building, Construction and Equipping	None	None
Public Ways, Construction of	2,589,268.52	2,208,496.85
Sewerage Works	593,896.43	467,447.97
Sidewalks, Construction of	218,255.01	137,692.76
<u>Department of School Buildings</u>		
Construction of School Buildings, Acquisition of Land and Original Equipment and Furnishings Thereof	1,836,606.07	3,561,956.50
Remodeling, Reconstruction and Extraordinary Repairs to Buildings, Chapter 215, 1965	1,057,063.52	434,405.84
<u>Unclassified</u>		
Civil Defense Activities	None	338.25
City of Boston Parking Facilities	1,704,959.30	5,511,790.31
Construction of Buildings and Original Equipment and Furnishings Thereof, Police Department	782,753.35	721,705.10
Construction of Buildings and Original Equipment and Furnishings Thereof, Real Property Department, Buildings Division	799.31	136,838.00
Construction of Buildings and Original Equipment and Furnishings Thereof, Suffolk County Court House	None	None
Departmental Equipment	676,500.31	225,334.44
Municipal Auditorium	None	None
New City Hall, Construction of	5,944,975.59	None
Remodeling, Reconstruction and Extraordinary Repairs to Buildings, Chapter 364, Acts of 1955	None	None
Urban Redevelopment Loan, Section 26, c.c. Chapter 121	None	304.00
Voting Machines	None	None
Remodeling, Reconstruction and Extraordinary Repairs to Buildings, Chapter 514, Acts of 1961	449,218.79	71,670.33
Washington Park Redevelopment Project	1,449,328.46	773,272.80
Departmental Equipment - 1967	1,617,457.77	1,691,433.72
TOTAL	<u>\$21,294,029.56</u>	<u>\$18,201,604.75</u>

Total Expenditures and Encumbrances
for 1967

\$39,495,634.31

Total Encumbrances

\$18,201,604.75

TOTAL CAPITAL IMPROVEMENT EXPENDITURES FOR 1967

\$21,294,029.56

EXHIBIT IV

PUBLIC FACILITIES DEPARTMENT

CITY OF BOSTON

Construction Contract Award Schedule - 1968 (Including 1st Quarter - 1969)

Department of Health and Hospitals

Parking and Residential Complex - Boston City Hospital
Hospital Complex (Design Only) - Boston City Hospital
Alterations and Repairs - Mattapan and Long Island

- \$9,500,000.
- 2,000,000
- 1,125,000.

\$12,625,000.

Police Department

District Police Station - Roxbury
District Police Station (Design Only) - Jamaica Plain
District Police Station (Design Only) - Dorchester
Police Service Station - South End
Two Precinct Stations - Back Bay and West Roxbury
Alterations and Repairs - City Wide

- \$ 800,000.
- 60,000
- 60,000
- 1,500,000.
- 100,000.
- 1,000,000.

\$ 3,520,000.

Fire Department

Fire Station - Charlestown
Fire Station - South Cove
Fire Station - Hyde Park
Alterations and Repairs - City Wide

- \$ 350,000.
- 450,000.
- 350,000.
- 80,000.

\$ 1,230,000.

Library Department

Central Library Addition - Copley Square
Branch Library - South End
Branch Library - Grove Hall
Branch Library - Fields Corner
Branch Library - Charlestown
Branch Library - Roxbury
Alterations and Repairs - City Wide

- \$23,000,000.
- 400,000.
- 350,000.
- 450,000.
- 350,000.
- 450,000.
- 30,000.

\$25,030,000.

Parks and Recreation Department

Recreation Building - Charlestown
Recreation Building - Washington Park
Alterations and Repairs - City Wide

- \$ 700,000
- 550,000
- 190,000

\$ 1,440,000.

Real Property Department

Court House - Roxbury
Alterations and Repairs - City Wide

- \$2,400,000.
- 200,000.

\$ 2,600,000.

Public Works Department

Service Center (Design Only) - South End
Alterations and Repairs - City Wide

- \$ 200,000.
- 200,000.

\$ 400,000.

School Department

Vocational-Technical School (Design Only)
Joseph Lee School - Dorchester
Olney Street School - Dorchester
Marshall School Replacement - Dorchester
Heath Street School - Jamaica Plain
Kent School Replacement - Charlestown
Hart and Dean Schools Replacement (Design Only) So. Boston
Renovations to City Hall Annex
School Department Warehouse - Dorchester

- \$ 180,000.
- 3,500,000.
- 3,500,000.
- 3,500,000.
- 3,500,000.
- 2,800,000.
- 120,000.
- 2,200,000.
- 1,200,000.

\$20,500,000.

TOTAL

\$67,345,000.

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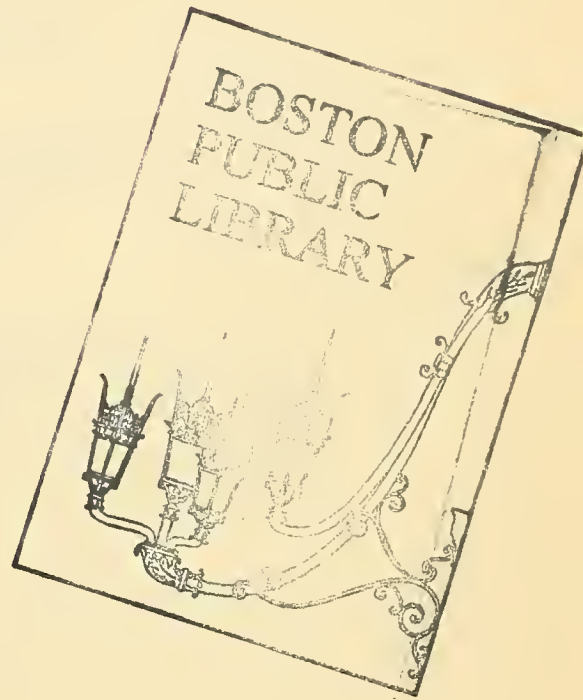
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FAMILY RELOCATION
1967 ANNUAL REPORT



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March, 1968

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Barbara J. Brody
Editor

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A. SUMMARY OF DISPLACEMENT

1. Urban Renewal Projects

The first large-scale family relocation program carried out by the Boston Redevelopment Authority since 1960 was in Washington Park, and began in 1962; it was the single major source of relocation activity in Boston between 1962 and 1966. Then, in close succession, four other projects were authorized by the Department of Housing and Urban Development: Charlestown, in October, 1965; South Cove, in May, 1966; South End, in June, 1966; and Fenway, in February, 1967. These four projects, approved in the space of a year and a half, required a major planning and staffing effort on the part of the Family Relocation Department. Eventually these projects will involve the relocation of the following number of households:

Exhibit 1. Urban Renewal Displacement

Project	Estimated Number of Households to be Displaced	Estimated Relocation Period
Charlestown	525	3 Years
South Cove	590	4 Years
South End	3,500	7 Years
Fenway	840	4 Years

2. Role of the Bureau of Relocation

In 1965, in response to citizen concern over the need to provide relocation assistance and payments to families displaced by public action other than urban renewal, the State Bureau of Relocation was created under Chapter 79A of the General Laws. The Bureau's function is to develop state-wide relocation standards and to coordinate displacement programs. In accordance with the Statute, which became operative March 1, 1966, no acquisition by a public agency that would involve the displacement of occupants of more than five dwellings can be made until the Bureau has first qualified a relocation agency as capable of providing the relocation services, and secondly, approved an adequate relocation plan.

Before a plan can be approved it must demonstrate among other things that:

- . Adequate housing will exist for the relocation of those to be displaced by all taking agencies operating within the community during the same period.
- . Adequate relocation assistance will be available to meet the needs of people facing relocation.
- . Provision has been made to provide the relocation payments authorized by state law.

After the approval of a relocation plan, the Bureau is responsible for determining that the relocation program is carried out in accordance with the approved plan. Any substantive changes in the plan must be submitted to the Bureau for approval.

3. Contract Programs

Because of the new requirements of the State Bureau of Relocation, several city agencies found themselves for the first time in need of professional relocation advice. These agencies turned to the Boston Redevelopment Authority because of its trained relocation staff and its substantial relocation experience. Contracts were arranged whereby each of these agencies will pay the Redevelopment Authority for providing relocation services. Such services include family surveys, statistical analysis, program formulation, and relocation assistance to families and individuals (and in some cases assistance to businesses as well).

2. Relocation Agencies

a. Department of Public Works

The Department of Public Works requested the Family Relocation Department to provide relocation services for households and businesses displaced by the Boston portion

of the proposed Inner Belt and Southwest Expressway. Some 2,000 households and 450 businesses will be displaced from Roxbury, Hyde Park, Jamaica Plain, Roslindale, and the Fenway over a three-year period.

Under contract with the Department of Public Works, the Family Relocation Department provided a door-to-door survey and statistical analysis of the households and businesses living in the path of the highway. It then prepared a comprehensive and progressive relocation program design for the households and businesses to be displaced. The program developed by the relocation staff was published in two volumes, "Family Relocation Program" and "Business Relocation Program" (see page 78). Actual relocation services are scheduled to begin early in 1968.

b. Public Facilities Commission, Contracts I and II

The newly-organized Boston Public Facilities Commission has embarked on an ambitious school construction program. The Commission has asked the Family Relocation Department to provide services to households displaced from the proposed new school sites.

The first contract for such services was executed in

August, 1967, and covers three school sites in Dorchester. Approximately 180 households will be relocated over an eleven-month period.

The second contract, for a single school in Jamaica Plain, was executed in November, 1967. Approximately 70 households will be relocated over an eleven-month period.

c. Board of Trustees of State Colleges

The Board of Trustees of State Colleges plans to use the site of the apartment building at 640 Huntington Avenue in the Fenway for faculty offices. The Family Relocation Department agreed to provide services to the 64 households to be displaced. A contract to this effect was executed in August, 1967, for a nine-month period.

d. Massachusetts Bay Transportation Authority

The Massachusetts Bay Transportation Authority requested the Family Relocation Department to relocate the households living on the site of its proposed new Sullivan Square Station in Charlestown. A contract for this purpose was executed in August, 1967. Approximately 50 households will be relocated in a sixteen-month period under this contract.

4. Boston Rehabilitation Project (BRP)

Usually relocation is associated with property-acquisition, demolition, and new construction. However, displacement also occurs during the course of rehabilitation.

Property rehabilitation, as part of urban renewal, was first authorized by the Housing Act of 1954. Utilization of this program got off to a slow start-- typically, rehabilitation has occurred on a building-by-building basis, and has proceeded at a difficult and painstaking pace. Thus accomplishments have not been spectacular.

In order to demonstrate that rehabilitation can work on a volume basis, the Department of Housing and Urban Development has undertaken a massive program in Boston's Roxbury area. This program involves the rehabilitation, under the Federal Housing Administration's 221(d)(3) Program, of more than 2,000 units within six months. The FHA has committed almost thirty million dollars in mortgage insurance to this undertaking. The program will be carried out during the first six months of 1968.

The other side of the coin to massive rehabilitation is, of course, massive displacement of families occupying

the units to be improved: some 1,500 households will be displaced by the Boston Rehabilitation Project. The Boston Redevelopment Authority felt that in order for the program to benefit the Roxbury community, it must include relocation services. HUD agreed, and authorized funds to provide such services. The aim of relocation assistance is to reduce or eliminate the potentially destructive impact-- physical, financial, social, and psychological-- of short-term displacement. In order to insure that this will be accomplished and that the demonstration is successful, the Department of Family Relocation has had to develop an innovative and creative relocation program.

It is hoped that a large percentage of the households displaced by the rehabilitation program will return to the same apartment--or another apartment in the rehabilitation program--after improvements have been completed. In this way, the very people who are inconvenienced by the program will be its main beneficiaries. This means that the Department will have to assist many families to find temporary dwellings during the rehabilitation process-- and will have to insist that private landlords take back displacees. HUD has facilitated this "two-phase" movement

by adding a special provision to the moving payment regulations: households can receive payments, within the \$200 maximum, both to move to temporary quarters and to move back to rehabilitated units. In addition, the Boston Housing Authority has agreed to lease a large number of the rehabilitated units under the Leased Housing Program (see page 54 for a description of the Leased Housing Program). Thus many families who could not afford to return to their renovated apartments will be able to do so with BHA paying part of the cost.

The speed of the Boston Rehabilitation Project necessitates a high degree of coordination among city and federal agencies. Therefore, a Mayor's Technical Assistance Advisory Committee has been formed; it includes representatives from the Boston Redevelopment Authority, the New York Regional Office of the Department of Housing and Urban Development, the local Federal Housing Authority insuring office, the Model Cities Program, the Boston Housing Authority, the Building Commission, and the Housing Inspection Department. In addition, a Community Committee on Housing has been formed with representatives from the Roxbury Multi-Service Center, the Roxbury Area Planning Council, the American

Friends Service Committee, Fair Housing, Inc., Housing Innovations, the Council of Churches, and the Urban League.

5. Estimated Displacement for 1968

Because of the impact of the Boston Rehabilitation Project, relocation displacement from urban renewal areas will be kept to a minimum during 1968. Current projections for 1968 are as follows:

Exhibit 2. Estimated Displacement During 1968

a. <u>Urban Renewal Projects (BRA)</u>	<u>Number of Households</u>
Washington Park (included under BRP)	0
Charlestown	94
South Cove	49
South End	220
Fenway	450
Campus High (new project)	<u>50</u>
Sub-total	<u>863</u>
b. <u>Contract Programs (Public Agencies, Assisted by BRA)</u>	<u>Number of Households</u>
Department of Public Works	300
Public Facilities Commission I, II	250
State Colleges	15
MBTA	<u>50</u>
Sub-total	<u>615</u>
c. <u>Boston Rehabilitation Project (Private, Assisted by BRA)</u>	<u>Number of Households</u>
	<u>1,641</u>
<u>TOTAL Estimated Displacement</u>	<u>3,119</u>

B. SUMMARY OF 1967 ACTIVITY

1. Totals for All Programs

During 1967, 875 households living in the Washington Park, South End, Charlestown, South Cove, Fenway, and Dorchester. (school sites for the Public Facilities Commission) areas were relocated into rental, public, or sales housing. Of these 875 households, the overwhelming majority--753--moved to standard rehousing accommodations, and only 15 moved to substandard accommodations (107 households could not be classified as either standard or substandard, as indicated by the figures under paragraph d. Other below). An average of 73 households relocated each month.

a. Rental Apartments

438 households moved to standard private rental apartments.

107 of these 438 households moved into new 221(d)(3) housing developments, paying the full economic rent.

31 of these 438 households moved into rent supplemented units of new 221(d)(3) housing developments.

b. Public Housing

257 households moved to public housing.

155 of these 257 households moved to regular public housing developments.

12 of these 257 households moved to public housing for the elderly.

90 of these 257 households moved to apartments leased by the Boston Housing Authority under the Leased Housing Program.

c. Sales Housing

58 households purchased standard homes.

3 of these 58 households moved to new homes constructed under the 221(d)(3) cooperative program.

d. Other

122 households fell into categories other than standard rental, public, or sales housing.

50 of these 122 households moved too far to inspect.

This category includes households who moved out of the country, outside Massachusetts, or outside the boundaries of Route 128.

27 of these 122 households moved without leaving a forwarding address. The majority of these are single Chinese who refused assistance.

15 of these 122 households moved into substandard rental apartments. (NOTE: an additional 87 households were

living in substandard units on a temporary basis at the close of 1967. We consider these cases to be temporary because we are continuing to provide assistance and encouraging them to move to standard units. Such cases are closed only after one of the following occurs: the unit is made standard by the landlord; the family moves to other standard quarters; or the family signs a waiver stating it wishes no further assistance from the Authority.)

30 of these 122 households were classified simply as "other". This category includes households who moved to hospitals or nursing homes, to homes they already owned before relocation, or to trailers; it also includes deceased and those who refused inspections.

The listings on the following pages summarize 1967 activities for each of the continuing projects--Washington Park, South End, Charlestown, and South Cove. Since relocation activities in the Fenway and Contract Programs did not get underway until late in 1967, very few moves, if any, were completed before the end of the year. (The Fenway had two moves to



standard private rental housing, one in Back Bay and one in the Fenway; Public Facilities I had three moves to standard private rental, all three in Dorchester. These moves are included in the totals on pages 14 and 15. In addition, the majority of the households in the State Colleges site moved at the end of 1967; however, the statistical information on these households will not be processed until 1968.)

Exhibit 3. 1967 Relocation Totals for Washington
Park, South End, Charlestown, South
Cove, Fenway, and Public Facilities I

a. Standard Rental Apartments	438
107 221(d)(3)	
31 Rent Supplement	
300 Private Rental	
b. Public Housing	257
155 Family	
12 Elderly	
90 Leased	
c. Standard Sales Housing	58
3 221 (d)(3) Co-op	
55 Private Sales	
d. Other	122
50 Too Far to Inspect*	
27 No Forwarding Address, Tracing Abandoned	
15 Substandard Rental, Desired No Further Assistance	
30 Other	
e. <u>Total Number of Moves in 1967</u> **	<u>875</u>
f. Areas to Which Families and Individuals Moved: See Next Page	

*Housing located outside the boundaries of Route 128.

** Total number of moves since December 1962 (the beginning of
the Washington Park relocation program.): 3,504

f. Areas To Which Families and Individuals Moved--Summary

AREA	a. Rental	b. Public	c. Sales	TOTAL
Back Bay	13	0	0	13
Brighton	2	10	8	20
Charlestown	27	39	4	70
Downtown	5	0	1	6
Dorchester	54	21	5	80
East Boston	1	2	0	3
Fenway	3	0	0	3
Hyde Park	1	2	1	4
Jamaica Plain	10	17	1	28
Mattapan	4	0	2	6
North End	0	0	0	0
Roslindale	3	1	2	6
Roxbury	39	23	4	66
(Excluding Wash-Pk)				
South Boston	2	16	1	19
South Cove	12	0	0	12
South End	129	118	4	251
Washington Park	99	7	7	113
Waterfront	0	0	0	0
West End	2	0	0	2
West Roxbury	0	0	1	1
Total - Boston	411	256	41	708
Suburbs (within 128)	27	1	17	45
TOTAL	438	257	58	753
		d. Other		122
		e. Total 1967 Moves		<u>875</u>

2. Washington Park Urban Renewal Area

At the close of 1966 the Washington Park Urban Renewal Program was almost completed. The bulk of the relocation workers had already received transfers, and only a few members remained in the site office to handle the small number of households that remained on the workload. The once very effective Relocation Committee, composed of all the social agencies in the area, had disbanded because the limited relocation activity did not justify continuing with the monthly meetings of this group.

However, in September the staff received a new workload of approximately fifty households displaced by rehabilitation. Displacement caused by rehabilitation represented a different type of relocation program, and therefore a different type of problem. Speed was essential, as each household had to be surveyed, evaluated, and rehoused within thirty days. Therefore, there was a minimum of time in which to coordinate social services for these households.

The major social problems of these families appeared to be unemployment, under-employment, lack of proper clothing and furniture, and a general lack of knowledge of the relocation

and social services available to them. The Anti-Poverty Program agencies (APAC, Neighborhood Employment Centers, etc.) appeared to be effective with their reaching-out approach, and the staff turned to these agencies for social service assistance. These agencies continued providing assistance to these families after they moved to their new address.

Exhibit 4. 1967 Relocation Totals for Washington Park

a. Standard Rental Apartments	159
17 221(d)(3)	
24 Rent Supplement	
118 Private Rental	
b. Public Housing	23
14 Family	
3 Elderly	
6 Leased	
c. Standard Sales Housing	7
2 221(d)(3)	
5 Private Sales	
d. Other	20
4 Too Far to Inspect	
6 No Forwarding Address	
5 Substandard Rental, Desired No Further Assistance	
5 Other	
e. <u>Total Number of Moves in 1967*</u>	<u>209</u>
f. Areas to Which Families and Individuals Moved: See Next Page	

* Total Number of moves since
December 1962: 2,638

f. Areas to Which Families and Individuals Moved-
Washington Park

AREA	a. Rental	b. Public	c. Sales	TOTAL
Back Bay	0	0	0	0
Brighton	1	3	0	4
Charlestown	0	0	0	0
Downtown	0	0	0	0
Dorchester	44	5	1	50
East Boston	0	1	0	1
Fenway	1	0	0	1
Hyde Park	0	1	0	1
Jamaica Plain	0	4	0	4
Mattapan	1	0	0	1
North End	0	0	0	0
Roslindale	0	0	0	0
Roxbury	25	6	0	31
(Excluding Wash-Pk)				
South Boston	0	1	0	1
South Cove	0	0	0	0
South End	3	0	0	3
Washington Park	83	2	4	89
Waterfront	0	0	0	0
West End	0	0	0	0
West Roxbury	0	0	0	0
Total - Boston	158	23	5	186
Suburbs (Within 128)	1	0	2	3
TOTAL	159	23	7	189

d. Other 20
e. Total 1967 Moves 209



3. South End Urban Renewal Area

During 1967 the South End community showed a marked interest in the urban renewal program in general, and specifically in the family relocation program.

The Professional Advisory Committee was formed late in 1966 and consists of representatives from twenty-five social, health, and welfare agencies. Its purpose is to assist the relocation staff to provide the most effective social services to relocation families. Among its other 1967 activities, the Committee formed a study committee to explore unmet relocation needs, and to evaluate the available services of the South End Family Relocation Program.

The relocation staff met periodically with the South End Urban Renewal Committee (representing South End citizens and neighborhood groups) and the South End Federation of Community Organizations (coordinating body for all South End community groups) to discuss various aspects of the relocation program.

During the year a new community organization, the Community Assembly for a Unified South End (CAUSE), became active.

Founded by a group of South End residents, this group charged that the relocation program was inadequate. The group was concerned that the supply of low cost housing in the South End was insufficient, that too many Negro families were being moved into the already overcrowded ghetto areas, that too many families were being displaced by property rehabilitation without assistance, and that many families were relocating on their own. In concert with Urban Planning Aid, CAUSE began a thorough study of the operation of the South End Family Relocation Program. The South End relocation staff responded to the community concern exhibited by CAUSE, met with the representatives of both CAUSE and Urban Planning Aid, discussed their complaints, and made available any staff person with whom they might want to discuss their research.

The report published by Urban Planning Aid on behalf of CAUSE was highly critical. It failed to recognize any of the positive aspects of the relocation program, and recommended that the renewal plan be halted. Although many of the report's specific criticisms have merit, the relocation staff had already recognized most of the problems and was taking positive action to find solutions.

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Nevertheless, the report has stimulated much healthy community concern and discussion which, in the long run, should result in a stronger relocation program.

It should be noted that the major concern of CAUSE was the lack of housing within the South End community for low-income families at the present time. Part of the immediate demand for such housing came about because a large number (see page 37) of families being relocated decided to move and requested assistance in moving prior to the acquisition of their property--that is, well before they had to move. This put a strain on the current South End housing supply; for, although the urban renewal plan calls for the construction of public housing and low-to-moderate 221(d)(3) housing, most of these developments were not yet completed during 1967.

In order to assist the large number of South End households renting furnished rooms at exorbitant rates, the staff helped to establish a non-profit furniture store. Here displaced families, as well as other low-income families, can secure sturdy furniture at the lowest possible prices. Although the furniture store opened only in the latter half of 1967, it did approximately \$20,000 worth of business.

From all indications, it will do much better in 1968.

The South End Diagnostic Report, published during 1967, (see page 79) showed an alarmingly frequent occurrence of social and economic problems. Because of this situation, the Relocation Department felt that it was necessary to provide special services in addition to the regular services provided by the relocation staff. Therefore, it negotiated a contract with the South End Neighborhood Action Program Family Service Clinic (see page 75).



Exhibit 5. 1967 Totals for South End

a. Standard Rental Apartments	113
25 221(d)(3)	
7 Rent Supplement	
81 Private Rental	
b. Public Housing	167
96 Family	
8 Elderly	
63 Leased	
c. Standard Sales Housing	17
1 221(d)(3) Co-op	
16 Private Sales	
d. Other	26
13 Too Far to Inspect	
1 No Forwarding Address, Tracing Abandoned	
6 Substandard Rental, Desired No Further Assistance	
6 Other	
e. <u>Total Number of Moves in 1967*</u>	<u>323</u>

F. Areas to which Families and
Individuals Moved: See Next Page

* Total number of moves since 1966, when the South
End Relocation Program began: 383.

f. Areas to Which Families and Individuals Moved - South End

AREA	a. Rental	b. Public	c. Sales	TOTAL
Back Bay	10	0	0	10
Brighton	0	6	1	7
Charlestown	0	0	0	0
Downtown	0	0	0	0
Dorchester	5	11	4	20
East Boston	1	1	0	2
Fenway	1	0	0	1
Hyde Park	0	1	0	1
Jamaica Plain	9	13	1	23
Mattapan	2	0	1	3
North End	0	0	0	0
Roslindale	2	1	0	3
Roxbury	13	17	4	34
(Excluding Wash-Pk)				
South Boston	2	12	0	14
South Cove	0	0	0	0
South End	49	100	1	150
Washington Park	16	5	3	24
Waterfront	0	0	0	0
West End	0	0	0	0
West Roxbury	0	0	0	0
Total - Boston	110	167	15	292
Suburbs (within 128)	3	0	2	5
TOTAL	113	167	17	297
		d. Other		26
		e. Total 1967 Moves		<u>323</u>

4. Charlestown Urban Renewal Area

During 1967 community concern in Charlestown centered on the shortage of standard rehousing resources within the Charlestown area. The relocation staff held several meetings with the Self Help Organization of Charlestown (a citizens group with a history of bitter opposition to the entire renewal plan) and with the Charlestown Federation of Organizations (coordinating body for all Charlestown community groups) to discuss what housing resources do exist in Charlestown and how to make the best use of them.

The John F. Kennedy Center, under its contract with the Boston Redevelopment Authority (see page 75), has developed an effective program for assisting families referred by the relocation staff. Services provided by the Kennedy Center include legal aid, family counseling, employment counseling, educational and tutoring services, psychiatric services, surplus food, and special services for the elderly.

In addition to their regular workload, the Charlestown relocation staff has been assigned to provide relocation services to families who will be displaced from the site of the MBTA Sullivan Square Station. During the end of

1967 a survey of the households living within the site was taken and the relocation plan was completed. Families will be assisted to move during 1968.

.. . Exhibit 6. 1967 Totals for Charlestown

a. Standard Rental Apartments 55

0 221(d)(3)
0 Rent Supplement
55 Private Rental

b. Public Housing 47

42 Family
0 Elderly
5 Leased

c. Standard Sales Housing 14

0 221(d)(3) Co-op
14 Private Sales

d. Other 31

18 Too Far to Inspect
3 No Forwarding Address,
Tracing Abandoned
1 Substandard Rental, Desired
No Further Assistance
9 Other

e. Total Number of Moves in 1967* 147

f. Areas To Which Families and
Individuals Moved: See next page

*Total number of moves since 1966, when the
Charlestown Relocation Program began: 216

f. Areas to Which Families and Individuals Moved - Charlestown

AREA	a. Rental	b. Public	c. Sales	TOTAL
Back Bay	0	0	0	0
Brighton	0	0	0	0
Charlestown	27	39	4	70
Downtown	1	0	0	1
Dorchester	0	5	0	5
East Boston	0	0	0	0
Fenway	0	0	0	0
Hyde Park	0	0	0	0
Jamaica Plain	1	0	0	1
Mattapan	1	0	0	1
North End	0	0	0	0
Roslindale	1	0	0	1
Roxbury	1	0	0	1
(Excluding Wash-Pk)				
South Boston	0	2	0	2
South Cove	0	0	0	0
South End	3	0	0	3
Washington Park	0	0	0	0
Waterfront	0	0	0	0
West End	0	0	0	0
West Roxbury	0	0	0	0
Total - Boston	35	46	4	85
Suburbs (within 128)	20	1	10	31
TOTAL	55	47	14	116
		d. Other		31
		e. Total 1967 Moves		<u>147</u>

5. South Cove Urban Renewal Area

In the course of relocation activities during 1967, it became clear that community resources available for the needs of Chinese families in the South Cove area simply did not exist. A long standing barrier to the provision of such services has been the fact that the Western concept of social services directed to a group in need is completely alien to the Chinese. With this in mind, the more progressive and socially-oriented Chinese decided to form a representative civic organization attuned to the needs of the community. The South Cove relocation staff has encouraged and assisted in the development of this group--named the Chinese American Civic Association--from its inception. With the assistance of this new group, the relocation staff held a series of meetings with area residents. These meetings, both formal and informal, not only were informative, but also were a vehicle by which the residents themselves became involved with the problems of their neighborhood. In addition, they provided an effective two-way pipeline between the Chinese community and the relocation staff.

The Church Street Office of the Welfare Department has been highly responsive to the needs of the South Cove

residents and has cooperated generously with the relocation staff. At the request of the relocation supervisor, a jointly-sponsored, two-day seminar on the Medicare and Medicaid programs was arranged. This seminar had a notable and dramatic impact on the Chinese community. More than one hundred families and individuals were assisted in applying for either Medicare or Medicaid. In addition, twelve families were found to be eligible for welfare budget assistance and were persuaded to apply.

The relocation staff has also been working closely with the Tufts New England Medical Center. Initial contact with the Medical Center was for the purpose of developing a mass testing and immunization program, aimed specifically to reduce the high incidence of tuberculosis and other respiratory diseases among area residents. It soon became apparent that, in order to successfully execute such a program, the cooperation of several other agencies would have to be obtained. Therefore, in addition to the Relocation Department and the Medical Center, the Chinese American Civic Association, the Boston Tuberculosis Association, the Chinese Benevolent Association, the Visiting Nurse Association, and the Boston Health and Hospitals Department were brought into the planning of

the immunization program. In the course of the discussions, Dr. Gillis, Chief of Pediatrics for the New England Medical Center, voluntarily agreed to sponsor the program. Further, he greatly expanded the scope of the program. As presently conceived, medical teams will make available the entire range of services that the hospital provides. Eventually, satellite clinics will be established to bring the following services to the community: testing for tuberculosis and other respiratory diseases, mass immunization, hearing and vision tests, pre- and post-natal care, well baby clinics, day care services, and dental care. The testing and immunization program, as the first phase of the overall program, is scheduled to begin in the spring of 1968.

Exhibit 7. 1967 Totals for South Cove

a.	Standard Rental Apartments	106
	65 221(d)(3)	
	0 Rent Supplement	
	41 Private Rental	
b.	Public Housing	20
	3 Family	
	1 Elderly	
	16 Leased	
c.	Standard Sales Housing	20
	0 221(d)(3) Co-op	
	20 Private Sales	
d.	Other	45
	15 Too Far to Inspect	
	17 No Forwarding Address, Tracing Abandoned	
	3 Substandard Rental, Desired No Further Assistance	
	10 Other	
e.	<u>Total Number of Moves in 1967*</u>	<u>191</u>
f.	<u>Areas to Which Families and Individuals Moved:</u>	See Next Page

* Total number of moves since 1966, when the
South Cove Relocation Program began: 267

f. Areas to Which Families and Individuals Moved - South Cove

AREA	a. Rental	b. Public	c. Sales	TOTAL
Back Bay	7	0	0	7
Brighton	1	1	7	9
Charlestown	0	0	0	0
Downtown	4	0	1	5
Dorchester	2	0	0	2
East Boston	0	0	0	0
Fenway	0	0	0	0
Hyde Park	1	0	1	2
Jamaica Plain	0	0	0	0
Mattapan	0	0	1	1
North End	0	0	0	0
Roslindale	0	0	2	2
Roxbury	0	0	0	0
(Excluding Wash-Pk)				
South Boston	0	1	1	2
South Cove	12	0	0	12
South End	74	13	3	95
Washington Park	0	0	0	0
Waterfront	0	0	0	0
West End	2	0	0	2
West Roxbury	0	0	1	1
Total - Boston	103	20	17	140
Suburbs(within 128)	3	0	3	6
TOTAL	106	20	20	146
		d. Other		45
		e. Total 1967 Moves		<u>191</u>

6. Fenway Urban Renewal Area

Since the Boston Redevelopment Authority has not yet acquired land in the Fenway area, much of the activity of the relocation staff has been to provide families with general information on relocation services. In addition, the staff has assisted families who had to move prior to acquisition because of eviction, health, hazardous conditions, or emergencies. Preliminary work has been done to develop and coordinate community resources.

In addition to their regular workload, the Fenway relocation staff is responsible for providing services to the sixty-four households to be displaced by the Board of Trustees of State Colleges (see page 5). Active relocation is underway for all of these families.

Eviction notices were sent erroneously by the landlord before the relocation staff was authorized to begin services. Thus, when the initial relocation survey was taken in August, twenty-two households had already moved. The staff has tried to trace these families so that relocation services can be offered to all the households from this site.

7. Public Facilities Commission Contracts

Many of the families and individuals being relocated in order that new schools might be constructed had adequate income and were quite stable. However, some of the families did exhibit serious social and economic problems; in these cases the relocation staff contacted community resources so that the families could be assisted to improve their situation.

Contract I, Dorchester. The major agencies providing services to the area of the three Dorchester school sites are the Department of Public Welfare, the Dorchester Area Planning Action Council, the Neighborhood Employment Center, and the Visiting Nurse Association. These agencies have offices located near the school sites. In order to work out procedures through which families could receive appropriate services on a priority basis, the relocation staff met with each of these agencies and explained the Public Facilities Commission's program in detail. In addition, the Welfare Department was given a list of the households to be displaced who received welfare assistance.

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Contract II, Jamaica Plain. With the assumption late in 1967 of the responsibility for relocation services for families displaced for the school site in Jamaica Plain, the Boston Redevelopment Authority found itself in an uneasy relationship with the Jamaica Plain Area Planning Action Council. This uneasiness had developed when the Area Planning Action Council had unsuccessfully protested the Public Facilities Commission's location of the school site. In order to clarify the role of the Family Relocation Department in the Public Facilities program, the relocation staff met many times with representatives of the Area Planning Action Council and also the Society for the People and the Neighborhood (SPAN). Several procedural agreements were reached, and the prospects for future constructive cooperation are promising.

In the period prior to property acquisition, the relocation staff was assigned to establish and maintain contact with the residents, to make early applications for public housing, to investigate social service resources, and to service emergency cases. Active relocation services will begin in 1968 (after property acquisition by the Public Facilities Commission).

8. Voluntary Moves

Families living in buildings to be acquired and demolished by the Boston Redevelopment Authority do not have to move until at least one hundred and twenty days after property acquisition (many families remain much longer than this after acquisition). Nevertheless, a large number of households move voluntarily prior to acquisition and request relocation assistance.

Exhibit 8. Voluntary Moves Prior to Property Acquisition

Charlestown	South Cove	South End	TOTAL
59%	36%	81%	61%

The frequency of voluntary moves prior to acquisition can be attributed to three factors: anxiety, poor housing conditions, habitual mobility. The fact that an urban renewal program is underway, and the knowledge that many buildings are scheduled for acquisition, is likely to cause families to feel anxious and uncertain. This is so despite the efforts of the Boston Redevelopment Authority to provide specific information and reassurance. Some of these families move because they know they will have to go sooner or later, because they find an apartment they like, or in order to end the feeling of being unsettled.

Other families move because the housing conditions in which they are living are so deplorable that they feel they must go elsewhere. And still other families move in accordance with a pattern of frequent moves within a short period of time. (The Diagnostic Reports published on Charlestown, South Cove, and South End show high mobility frequencies for a substantial proportion of the population of these areas). In order to find out if relocation into standard units, with social service support, significantly reduces mobility and adds to family stability, the Department has applied for additional funds to make follow-up studies several months after relocation.

C. BEFORE AND AFTER COMPARISONS

The most significant question to ask about the relocation program is whether families are better off after they move than before. The statistical information kept by the Family Relocation Department provides data from which an evaluation can be made. A separate questionnaire is completed for each family before and after they move. A comparison of these two questionnaires will show changes in family status, housing standards, housing costs, etc.

The Department began using a semi-automatic data-processing system in 1966; since that time the information recorded on the questionnaires has been punched on cards and stored in the Central Family Relocation Office. The evaluation that follows is based on information from the three relocation programs that became active after the installation of the data-processing system--Charlestown, South Cove, and South End. The Washington Park relocation program began in 1962 and was largely completed by 1966--thus Washington Park data was not punched on cards and has not been included in this analysis. (For an evaluation of the Washington Park relocation program, see "The Washington Park Relocation Story 1962/1966" published by

the Boston Redevelopment Authority in 1966). The Fenway and the contract programs began late in 1967, and few, if any, moves were completed before the end of the year; thus these programs also have been excluded from the analysis.

The Charlestown, South Cove, and South End relocation programs all got underway late in 1966. By the close of 1967, a total of 866 households had relocated from these projects: 383 from the South End, 216 from Charlestown, and 267 from South Cove. In order to provide a more broadly-based comparison, the 205 households that relocated during 1966 have been included in the analysis--thus the figures cover all moves from the program-start through the end of 1967.

1. Area Preferences

Families were asked on the first questionnaire where they preferred to move. It should be noted that in many instances a family would change its preference during the course of a year. In no case was a household relocated to an area (or type of housing) which they themselves did not consider satisfactory.

Exhibit 9. Area Preferences

	Chas.	So. Cove	So. End	TOTAL
% on the initial survey desiring to remain within the renewal project area	68%	42%	69%	60%
% actually relocating within the same renewal project area	52%	8%*	48%	38%
% relocating to the area of their first preference as indicated by the initial survey	70%	43%	58%	57%

* Because of the severe housing shortage in the South Cove area, only 8% of the residents relocated within this area. However, 43% of the South Cove households did obtain housing in their first-choice area; many of these desired and obtained 221(d)(3) housing in the Castle Square Development in the South End.

2. Preferences in Housing Types

Preferences in type of rehousing accommodations-- public, rental, or sales--were closely matched during the relocation process.

Exhibit 10. Public Housing Preferences

	Chas.	So. Cove	So. End	TOTAL
% apparently eligible for public housing	52%	42%	75%	59%
% desiring public housing	26%	7%	54%	33%
% relocating into public housing	30%	9%	48%	31%
Regular Project	28%	3%	31%	21%
Leased Unit	2%	6%	17%	10%

Exhibit 11. Private Rental Preferences

	Chas.	So. Cove	So. End	TOTAL
% desiring private rental housing	59%	79%	37%	56%
% relocating into private rental housing	51%	75%	43%	54%

Exhibit 12. Sales Housing Preferences

	Chas.	So. Cove	So. End	TOTAL
% owning a home before relocation	13%	8%	5%	8%
% desiring sales housing	14%	10%	6%	9%
% buying a home during relocation	14%	14%	6%	10%
% owning a home after relocation*	14%	16%	6%	11%

* Includes those households who moved to a home they owned prior to relocation.

3. Housing Conditions

One of the most significant changes before and after relocation is the great improvement in housing conditions realized by most families undergoing relocation. Achieving this improvement is, of course, one of the prime aims of the Family Relocation Department.

Exhibit 13. Before and After Housing Conditions*

	Chas.	So. Cove	So. End	TOTAL
% of sub-standard units:				
Before relocation	70%	56%	84%	74%
After relocation	4%	2%	2%	2%
% without central heating:				
Before relocation	69%	35%	44%	47%
After relocation	15%	3%	4%	6%
% with incomplete bath- room facilities:				
Before relocation	45%	17%	11%	21%
After relocation	3%	1%	1%	1½%
% overcrowded:				
Before relocation	15%	18%	34%	24%
After relocation	½%	-	-	-

* The figures used in this chart were computed for 85% of the rehousing units. The remaining 15% were too far to inspect, refused inspection, or had no new address.

4. Housing Costs

In evaluating housing costs, one must take into consideration several factors: actual monthly costs, housing conditions, family income, and the percent of income used for housing costs. The relocation workers review all these factors in guiding families towards the best rehousing decision. In many cases they recommend increased welfare benefits or job training and reemployment, so that the family can afford the type of housing it needs.

Unfortunately, a sizeable percentage of households did not answer questions on rehousing costs and income, and therefore the statistics are not as precise as one would wish. Nevertheless, a before and after comparison of the available statistics shows, in general, a moderate increase in rent* costs, a marked improvement in housing conditions, a moderate increase in family income, and a moderate increase in the percent of income expended for housing costs.

*Computations include only rental housing because the cost of sales housing is highly variable. Sales housing costs range anywhere from 0% to 40% of income, depending on the size of the house and the number of rent-paying tenants.

Exhibit 14. Before and After Rent Costs

<u>Monthly Rental Rates</u> (Private and Public Rents)		Chas.	So. Cove	So. End	TOTAL
Under \$50	Before	13%	29%	10%	16%
	After	12%	3%	7%	7%
\$50-\$79	Before	46%	27%	43%	39%
	After	35%	16%	51%	37%
\$80-\$99	Before	25%	21%	32%	27%
	After	16%	9%	16%	14%
\$100-\$119	Before	10%	18%	11%	13%
	After	11%	30%	15%	19%
\$120-\$139	Before	2%	2%	1%	1½%
	After	4%	4%	1½%	3%
\$140-\$149	Before	-	(1) *	-	(1) *
	After	1%	7%	2%	3%
\$150 and over	Before	-	(1) *	1%	½%
	After	-	2%	1%	1%
% Unknown	Before	4%	3%	2%	3%
	After	21%	29%	6½%	16%

* Only one person paid rent at this level.

Exhibit 15. Increases in Household Income

Amount of Monthly Increase	Number of Households			
	Chas.	So. Cove	So. End	TOTAL
Under \$20	1	0	16	17
\$20-\$39	3	2	12	17
\$40-\$59	2	3	10	15
\$60-\$79	2	2	8	12
\$80-\$99	5	10	3	8
\$100 and over	10	11	21	42

TOTAL	23	18	70	111
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Reason for Increase	Percentage of Households			
	Chas.	So. Cove	So. End	TOTAL
Employment	7½%	4%	6%	6%
Welfare	5½%	1%	10%	6%
Other	1 %	5%	5%	4%

Total Having Income Increases	14%	10%	21%	16%
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	Chas.	So. Cove	So. End	TOTAL
Percent where B.R.A. was Instrumental in Increase	4%	2%	8%	6%

Note: These figures were computed for 80% of the households relocated; the remaining 20% did not answer questions on increases in income.



Exhibit 16. Percent of Income Used for Housing

% of Income		% of Households			
		Chas.	So. Cove	So. End	TOTAL
25% or less:	Before	68%	61%	45%	55%
	After	59%	41%	46%	47%
26%-29%:	Before	6%	9%	12%	10%
	After	5%	12%	14%	11%
30%-39%:	Before	10%	10%	18%	13%
	After	8%	14%	18%	14%
40%-49%:	Before	5%	2%	13%	8%
	After	4%	3%	6%	5%
50% or more:	Before	7%	3%	9%	7%
	After	2%	1%	5%	3%
% Unknown:	Before	4%	15%	3%	7%
	After	22%	29%	11%	20%

D. RELATIONS WITH SITE OCCUPANTS

1. Role of the Relocation Worker

The primary role of the relocation worker is to assist families and individuals who are displaced by governmental action to move into decent, standard housing which they can afford.

For many families, the fact of having to move is highly upsetting. The worker tries to minimize hardship for the family before, during, and just after the move and to use the crisis of relocation as an opportunity to improve the family's general life situation. In order to do this, the worker must develop a close personal relationship with each of his families--a relationship based on trust, respect, and continuity of support. If the worker is not truly concerned for the welfare of his families, this type of relationship can never develop.

2. Initial Interview

The initial personal contact between the worker and the family usually occurs in the family's home without an appointment. This is so because there is no way of knowing for certain who is living in a given building until the worker actually goes and knocks on the door and

meets the residents. This initial visit--which involves an unfamiliar worker bringing an unwelcome reminder--is often one of the most upsetting incidents in the whole relocation process. Therefore, the worker must be able to deal sensitively with the family's reaction to himself, and to the impending relocation situation.

The worker begins to fill out a ten-page questionnaire (the Occupant Data Record) as soon as the family is receptive to fairly personal questions. This questionnaire helps the worker to get to know the family and to learn about its housing, social, and health needs. During the course of the relocation process, the worker supplements the Occupant Data Record with a narrative record of problems and progress.

3. Forming the Rehousing Plan

Once the preliminary information has been gathered, the relocation worker meets with the family members, either in the relocation office or in the family's home, in order to develop an individualized Rehousing Plan.

The Rehousing Plan, worked out together, becomes the relocation guideline for both the family and the worker; it specifies the preferred type, size, and location of

the rehousing unit, the price range the family can afford, and the best timing for the move.

Frequently, the family has problems which affect the housing situation. In such cases the worker includes in the Rehousing Plan any health, educational, vocational, or social services which are necessary to secure a basic minimum living standard.

4. Continuing Responsibility

Contacts with families may vary in duration from one month to over a year, depending on the difficulties in finding appropriate housing and the nature and extent of family problems. Throughout the relocation process, the worker's concern for the well-being of the whole person and family is fundamental. An extensive amount of time is devoted to supportive functions; these include clarifying the needs of the family members, referring families to appropriate social, health, and welfare agencies, and assuring that these agencies follow a coordinated approach and meet the family's needs. After family problems are well on their way to solution, the worker assists the family in choosing a satisfactory rehousing unit and in moving into its new home. The worker is responsible for

seeing to it that the move goes smoothly, that any necessary referrals to social agencies in the new community are made, and that the family is happily settled in its new home.

E. DEVELOPMENTS IN HOUSING RESOURCES

1. Public Housing Programs

a. New Income Maximums

In late 1967, the Boston Housing Authority substantially increased the maximum income limits for families eligible for public housing. These increases made a large proportion of relocation families eligible for public housing. Thus publically-assisted housing becomes an increasingly important resource for families to be relocated. The table below lists the income limits in terms of net income for displaced families.

Exhibit 17. Special Income Limits (after exemptions)
for Displaced Families for Regular Public
Housing and Leased Public Housing.

<u>Number in</u> <u>Family</u>	<u>Old</u> <u>Annual Limit</u>	<u>New</u> <u>Annual Limit</u>
1	\$4,500	\$5,040
2	4,500	5,520
3	4,750	6,240
4	4,750	6,840
5	5,125	7,080
6	5,125	7,320
7 or more	5,500	7,560

Public housing limits for other families--those not displaced by governmental action--were also substantially increased. These income limits, listed below, are used to determine income eligibility for the Federal Housing Administration Rent Supplement Program (see page 56) and Section 221(h) Sales Housing Program (see page 57).

Exhibit 18. Regular Public Housing Income Limits (after exemptions) Applicable for Rent Supplements and Section 221(h) Sales Housing

Number in Family	Old Annual Limit	New Annual Limit
1-2	\$3,600	\$4,500
3-4	3,800	4,750
5-6	4,100	5,125
7 or More	4,400	5,500

These changes in regular public housing limits and in special limits for displaced families have made low cost standard housing available to a larger proportion of families in the Boston area.

b. Leased Housing Program

The Federal Leased Housing Program allows the Boston Housing Authority to lease apartments from private landlords and to make them available to low-income families.

The family pays the landlord the standard public housing rent, and the BHA makes up the difference between that and the fair market rent. In this way, the family has the advantage of living in a regular standard apartment at public housing rates. The BHA has been authorized to lease 1,000 units under this program.

The BHA and the Family Relocation Department are working together to make the Leased Housing Program as effective as possible. The rehousing specialists on the relocation staff have been directed to locate apartments suitable for the program; when they find an appropriate unit, they discuss the program with the landlord and try to persuade him to sign a lease with the BHA. The BHA has agreed to place a displaced family in any leased unit found by the relocation staff.

During 1967, the BHA leased 41 of the apartments referred by the relocation staff; relocation families were placed in all of these units. In addition, 49 displaced families were housed in other leased apartments located by the BHA on its own. Thus a total of 90 families were placed in private accommodations under the Leased Housing Program.

2. FHA Section 221 Programs

a. Rent Supplements

The Federal Housing Administration Rent Supplement Program is a new program similar to the Leased Housing Program--that is, a low-income family moves into a private apartment, pays a rent it can afford, and a government agency makes up the difference to the landlord. In the Leased Housing Program, the Housing Assistance Administration pays the subsidy; in the Rent Supplement Program, the Federal Housing Administration pays the subsidy.

The Rent Supplement Program is applicable, for the most part, to housing newly constructed or newly rehabilitated under the FHA Section 221(d)(3) Program. The low-income family pays 25% of their income for rent and the FHA pays the difference between that and the fair market rent. Income limits for this program are listed on page 54.

During 1967, the first rent supplemented units in Boston became available with the completion of Charlame Park III, in the Washington Park Urban Renewal Area. Twenty-five of the 38 new rent

supplemented units were occupied by families displaced by the urban renewal program. This new program holds great promise for becoming a significant relocation resource in the near future. During 1968, the FHA plans to rehabilitate 731 apartments under the Section 221(d)(3) Program in Roxbury and Dorchester; all of these units will receive rent supplements. The Rent Supplement Program is also applicable to other FHA programs--to the Section 221(d)(3) Cooperative Program and Section 234(d) Condominium Program (see description of cooperatives, page 58).

b. Section 221(h) Home Purchase Program

This new program is designed to provide single-family homes for low-income families. The program authorizes non-profit developers to rehabilitate existing single-family homes, using FHA's below-market interest rate. The savings realized by this low interest rate are passed on to the low-income buyer. Displaced families have priority for 221(h) homes; the income limits are listed on page 54.

The first developer to undertake this program in Boston purchased five dwellings in the South End Urban

Renewal Area during 1967. These homes are now being rehabilitated and will be ready for re-sale to low-income families during 1968. The average sales price of these homes will be \$12,600, and the estimated monthly mortgage and taxes will be \$120.

Since the supply of large apartments in Boston is limited, this program can be especially beneficial to large, low-income families. An important objective of the Family Relocation Department in the coming months will be to promote the interest of more developers in this program.

c. Section 221(d)(3) Cooperatives

FHA Section 221(d)(3) also authorizes the construction or rehabilitation of cooperative apartment developments. Cooperative housing is permanently owned by a trust or corporation. Each occupant buys a share of the cooperative, has an equal voice with other members concerning operation of the project, and shares responsibility for the project mortgage. Again, displacees have priority for these units; income limits (which are the same as for 221(d)(3) rental apartments) are listed on the following page.

Exhibit 19. Income Limits for 221(d)(3) Housing

Number in Family	Annual Limit
1	\$ 5,750
2	6,950
3-4	8,200
5-6	9,400
7 or More	10,650

During 1967, construction of Academy Homes II, containing 316 units, was completed in the Washington Park Urban Renewal Area. These units are the first available in Boston under the Section 221(d)(3) Cooperative Program. In 1968, 782 units of cooperative housing are expected to be completed. Of these, 372 will be in the South End, 270 in Charlestown, and 140 in Washington Park. As mentioned above, 305 or 30% of the units will have rent supplements under the FHA Rent Supplement Program.

3. Low-Income Home Purchase Program

The Family Relocation Department has long felt that home ownership can contribute to family stability and pride, and to community spirit and participation. In particular, home ownership can be beneficial to the large low-income family who needs much space at low cost.

Unfortunately, this goal has most often been beyond the economic capability of low-income displacees.

The FHA 221(h) Sales Housing Program involving single-family homes only (see page 57) is a beginning to low-income home purchase. In order to augment this beginning, the Family Relocation Department has been developing the Low Income Home Purchase Program. The key to this program is that families purchase two, three, or four-family structures, so that they can receive rent from the other apartments to help meet the mortgage payments.

Many agencies are cooperating with the Family Relocation Department in this effort. The FHA agreed to insure the mortgages under its Section 221(d)(2) Program. The Boston Housing Authority has agreed to lease the extra units in each dwelling unit under its Leased Housing Program; this will guarantee a steady rental income to be used for mortgage payments. The Welfare Department has agreed to forego its right to put a lien on any property owned by a welfare recipient; thus families on welfare can participate in the program and may become home owners.

The Boston Legal Aid Society has agreed to provide a training program on home ownership, property maintenance, and landlord-tenant relations. Grants to cover down payment costs will be provided, when necessary, from a special fund. The Family Relocation Department will be responsible for coordinating the entire program. It is hoped that many low-income families will be able to purchase homes through this program during 1968.

F. USING COMMUNITY RESOURCES

1. Summary of Referral Activity

Close coordination with social service agencies in the community is a crucial factor in the successful relocation process. For, although relocation is only a temporary service, many families have problems requiring long-term professional assistance. Therefore, it is necessary for established community social agencies to assume a major responsibility for the social, health, and welfare needs of families to be relocated. In order to match a family's needs with appropriate agency services, the relocation worker must have the ability to diagnose problems accurately in order of their priority, a knowledge of community resources, and an established rapport with both the family and agency representatives.

The relocation worker has two major functions in dealing with community agencies. The first is the immediate servicing of individual family members in order to facilitate successful relocation. The second is the development of needed additional services. In carrying out the second function, the worker is

responsible for identifying needs for which no services exist, for encouraging established agencies to fill the gap, and for helping the community to form new agencies when required.

The following list, chart, and case example give a picture of the range and frequency of referrals to other community agencies made by the Family Relocation Department. The case example also illustrates the constructive impact which coordinated services can have upon a troubled family.

Exhibit 20. Community Agencies
Accepting Referrals from the Family Relocation Department
During 1967

<u>Financial Agencies</u>	<u>Number of Referrals</u>
Public Welfare Department	302
South End Loan Committee	28
Lend-A-Hand Society	13
Fragment Society	13
Social Security	2
 <u>Family Casework Agencies</u>	
J.F.K. Multi-Service Center	106
SNAP Family Service Clinic	99
United South End Settlements	53
City Missionary Society	14
South End Center for Alcoholics and Unattached Persons	12
Boston Center for Older Americans	10
Cardinal Cushing Center	10
Jamaica Plain Neighborhood Center	8
Norfolk House	8
Roxbury Multi-Service Center	8
Family Service Association	6
Washington Park Home Guidance Program	5
Cathedral Project	2
Parker Hill-Fenway APAC	1
Women's Educational and Industrial Union	1
 <u>Medical Agencies</u>	
Visiting Nurse Association	238
Boston City Hospital	15
Massachusetts General Hospital	10
University Hospital	5
Boston Sanatorium	2
Boston State Hospital	2
Peter Bent Brigham Hospital	2
Public Health Department	2

Exhibit 20. (Continued)

<u>Furniture Supply Agencies</u>	<u>Number of Referrals</u>
South End Furniture Store	81
St. Vincent de Paul	8
Morgan Memorial	5
Salvation Army	5
<u>Training and Employment Agencies</u>	
Job Corps	25
Youth Opportunity Center	22
Division of Employment Security	12
BRA Good Housekeeping Program	11
Neighborhood Youth Corps	7
Opportunity Industrialization Center	4
South End Manpower Council	4
Jobs Clearing House	3
Massachusetts Rehabilitation Commission	3
Manpower Development Training Program	1
<u>Educational Agencies</u>	
Boston School Department	7
Project Headstart	2
Dorchester APAC	1
St. Stephen's Center	1
<u>Other Agencies</u>	
Charlestown Boys Club	9
Legal Aid Society	4
Pilot Block Ellis Problem Solving Unit	3
Big Sister Association	2
Division of Child Guardianship	2
Dorchester Court - Probation Office	2
Fair Housing	2
Massachusetts Department of Correction	2
Board of Immigration	1

Exhibit 21. Project Referrals During 1967 - By Type of Service

Type of Service	S. End	Chas.	S. Cove	Wash-Pk	Pub-Fac.		Total Number
					I & II	Fenway	
Medical Services	109	59	79	18	9	4	278
Medicare and Medicaid	24	63	101	1	3	-	192
Family Casework	145	30	-	6	-	1	182
Furniture Supply	78	30	1	8	-	-	117
Training and Employment	49	48	1	13	4	-	115
Welfare Budget	52	29	15	5	5	2	108
Financial Assistance for Food, Clothing, House- hold Items, etc.	43	19	1	16	2	-	81
Community Information	41	-	-	2	1	2	46
Elderly Services	16	19	-	-	1	10	46

(Chart Continued on Next Page)

Exhibit 21. Project Referrals During 1967 - By Type of Service
(Continued)

Type of Service	S. End	Chas.	S. Cove	Wash-Pk	Pub-Fac. I & II	Fenway	Total Number of Referrals
Education	4	8	-	10	1	-	23
Home Management	-	8	-	7	-	-	15
Youth Activity	2	9	-	2	-	1	14
Legal Aid	5	7	-	-	-	1	13
TOTAL Number of Referrals	568	329	198	88	26	21	1,230
TOTAL Active Caseload	760	367	411	247	200	67	2,052

Note: The totals on this chart are slightly higher than the totals on the listing of Community Agencies Accepting Referrals. This is because many agencies offer more than one type of service; therefore, families are sometimes referred to a single agency for more than one type of service.

Exhibit 22. Case Example

The "X" family consisted of mother, father, and twelve children. The initial interview indicated that severe social and economic problems existed in this family. The apartment was substandard and in extreme disarray. The worker learned that four of the children had recently contracted both strep throat and rheumatic fever. A sense of depression and despair abounded.

The worker involved the family in preparing a plan through which the family might be successfully rehoused. The plan included the following items:

- (a) Income. Securing job retraining for Mr. "X", in order to provide the family with additional purchasing power, and in order to eliminate some of the strain of day-to-day living.
- (b) Housing. Securing a subsidized seven-or eight-bedroom unit for the family.
- (c) Health. Securing adequate health supervision for the family.
- (d) Socialization. Enabling the children to participate in community activities, which the family had heretofore been unable to afford.

Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation.

The theoretical analysis is based on the principles of the system and the results of previous studies. It aims to provide a comprehensive overview of the system and its potential benefits.

The experimental evaluation is designed to test the hypotheses derived from the theoretical analysis. It involves the implementation of the system and the measurement of its performance under various conditions.

The results of the experimental evaluation are presented in the following sections. They show that the proposed system significantly improves the performance of the system in terms of both speed and accuracy.

The study concludes that the proposed system is a promising solution for the problem at hand. It is recommended that further research be conducted to explore the system's potential in other contexts.

The study is limited by the scope of the experimental evaluation. Future research should aim to address these limitations and provide a more comprehensive assessment of the system.

The study is organized as follows: Chapter 1 provides an overview of the system and the research objectives. Chapter 2 presents the theoretical analysis. Chapter 3 describes the experimental evaluation. Chapter 4 discusses the results and conclusions.

The study is a contribution to the field of system performance optimization. It provides valuable insights into the design and implementation of such systems. The results of the study are expected to be useful to researchers and practitioners alike.

(e) Home Guidance. Providing home guidance services for Mrs. "X".

Recognizing that job retraining takes time, the worker met with representatives of the Department of Welfare, and arranged for an immediate supplement to the family income in the amount of \$47.50 a week. The job counselor of the Roxbury Multi-Service Center met with Mr. "X" with the objective of moving him into job retraining. The Roxbury Multi-Service Center also provided family counseling and home guidance assistance, which included assistance in developing a meaningful budget for the family. The Boston Housing Authority broke through the wall of two adjoining apartments to create a unit of sufficient size for this unusually large family. The children were referred to the Washington Park Y.M.C.A.; this was their first exposure to organized activities. During this pre-move period, the relocation worker also contacted the Fragment Society and the Lend-A-Hand Society, in order to secure adequate clothing for the twelve children.

By the time that the family moved, the following objectives had been achieved:

- (a) Income. The family had sufficient income to maintain a modest living. Although Mr. "X" remained on his old job as a tire repair man, he was continuing to receive employment counseling, and expected to move into job retraining very shortly.
- (b) Housing. A seven-bedroom unit had been provided by the Boston Housing Authority at a rental which the family could afford to pay.
- (c) Health. The family had received health examinations, appropriate shots, and was being visited by the Visiting Nurse Association.
- (d) Socialization. The children had been exposed to organized group activities.
- (e) Home Guidance. Because Mrs. "X" was doing so well in maintaining an improved standard of housekeeping, it was decided that she could manage on her own without further assistance.

2. Coordination with Key Agencies

In addition to case by case referrals, it is necessary to discuss problems of a broad nature with certain key agencies.

a. City Relocation Committee

The City Relocation Committee was established early in 1967 to bring together the major agencies which deal with problems affecting relocation families throughout the city. Members of the committee include a high-level representative of the following agencies: Boston Housing Authority, Public Welfare Department, Action for Boston Community Development, United Community Services, Greater Boston Real Estate Board, Visiting Nurse Association, Boston University Division of Psychiatry, Massachusetts Conference on Social Welfare, Boston Redevelopment Authority. The Committee meets monthly to discuss problems ranging from finding housing for multi-problem families to increasing the number of apartments in the Boston Housing Authority Leased Housing Program.

b. Other Relocation Committees

Several of the projects have active relocation committees to service the needs of relocation families within the project area. For example,

the Boston Center for Older Americans has taken the initiative in establishing an inter-agency committee for the Fenway area. This committee coordinates services for elderly persons, who represent a large proportion of the relocation workload.

c. Welfare Department

Because many of the families and individuals to be relocated are receiving financial aid from the Welfare Department, relocation workers and welfare workers often find it beneficial to work together on behalf of a family or individual. Relocation workers, who as a matter of course discuss finances with their families, frequently are instrumental in increasing the budget allotment of a welfare recipient. For example, the South End relocation staff found that allowances for furniture were so limited that a family was often forced to buy inferior goods which would last only a short period of time. After the staff discussed the economic liability of this practice with representatives of the Welfare Department,

furniture allotments were increased for all welfare recipients in Boston.

Another good example of cooperation occurred in the South Cove area, whose Chinese population has traditionally resisted welfare assistance. The relocation staff and the local welfare staff held a two-day conference on medical assistance specially designed for Chinese families and individuals to be relocated. During this program more than 100 Chinese families and elderly persons were assisted to apply for either Medicaid or Medicare, and an additional twelve Chinese individuals were persuaded to apply for Old Age Assistance.

d. Boston Housing Authority

Because many families and individuals in the relocation workload are eligible for and prefer public housing, it is necessary for family relocation and Boston Housing Authority staff to work closely together in arranging for and timing public housing moves. A number of steps have been taken to expedite the placing of relocation

families in suitable public housing units. The Director of Family Relocation and the BHA Administrator have met periodically to discuss procedural difficulties, and the BHA's Assistant Chief of Tenant Selection has met with the relocation supervisors concerning necessary documentation for applications. In addition, a representative from the Central Relocation Office was recently assigned as special liaison between the two agencies to help work out any problems or delays in placing families.

In addition to family placement, both agencies are concerned with increasing the number of available units. Particular attention has been paid to developing the Leased Housing Program; for example, the rehousing staff of the Family Relocation Department has helped to locate many of the units now under BHA lease.

3. Contract Services

As was mentioned before, the family relocation staff cannot provide all the services that families need.

When adequate supportive services are not available in the community, it is sometimes necessary for the Family Relocation Department to create these services by means of a subcontract.

a. Visiting Nurse Association

On March 1, 1967, the Authority renewed its contract with the Visiting Nurse Association for an additional year. This contract provides an experienced visiting nurse who works exclusively on behalf of families and individuals to be relocated in urban renewal project areas.

b. John F. Kennedy Center

On May 1, 1967, the Authority authorized a twelve months contract with the John F. Kennedy Family Service Center in Charlestown. Under this contract the JFK Center provides diagnostic, referral, and follow-up services to Charlestown families to be relocated who need social, health, employment, legal, welfare, and educational assistance.

c. SNAP Family Service Clinic

On July 1, 1967, the Authority authorized a twelve months contract with the SNAP Family Service

Clinic in the South End. This contract provides diagnostic, referral, and follow-up services for 200 multi-problem families in the South End relocation workload.

4. Research Grant

In June of 1967, the National Institute of Mental Health awarded a four-year study grant to set up a Relocation Study Center in the South End. The Center's program, designed and administered jointly by the Boston University Medical Center, Division of Psychiatry, the United South End Settlements, and the Boston Redevelopment Authority, will study the process of relocation from the viewpoint of crisis intervention. The study proposes to document whether the relocation situation can be used as an opportunity for positive development on the part of the families and individuals involved. A carefully designed evaluation component will help determine the quantity and quality of services which are necessary for successful relocation, and for dealing with many kinds of family problems.

As part of the program, 125 families from the South End relocation workload will receive comprehensive social and mental health counseling. This will greatly assist our relocation program in that area.

G. PUBLICATIONS

It is important that up-to-date publications on various phases of the relocation process are available to families to be displaced and to the community at large. During 1966, the Department printed two basic pamphlets on relocation for families and individuals ("Relocation and You" and "Family Relocation Guide"), as well as a summary report on Washington Park ("The Washington Park Story 1962/1966"). During 1967, several additional pamphlets, described below, were completed.

1. Relocation Services

This pamphlet briefly describes the scope of relocation activities carried out by the Family Relocation Department. It was designed primarily for distribution to members of other professional agencies in the Boston area and throughout the country who are unfamiliar with the relocation process.

2. Department of Public Works Reports

Under the six months planning contract with the Massachusetts Department of Public Works (see page 3), the Department prepared and published a relocation

program for households and businesses to be displaced from the right-of-way of the proposed Inner Belt and Southwest Expressway. These reports, the "Family Relocation Program" and the "Business Relocation Program", reflected the most progressive thinking of the Department in innovative and comprehensive relocation services. The Commission of the Department of Public Works were so pleased with these reports that they decided to distribute them to all local offices of the U.S. Department of Public Roads where highway displacement is currently underway or planned for the future. To date, the response to this national distribution has been extremely favorable.

3. Diagnostic Reports

In order to provide a clearer understanding of the characteristics of families and individuals to be relocated, the Department prepares what is known as a Diagnostic Report for each urban renewal area. The information in the reports is based on the Occupant Data Records (10-page questionnaires filled out for each household prior to relocation assistance) for that project.

Using both charts and narrative statements, the Diagnostic Reports set forth a general description for each project area of household composition, levels of attained education, sources of income, employment patterns, health and welfare problems, occupancy patterns, present housing costs, and preferences in relocation housing. By identifying the nature and extent of socio-economic problems which must be dealt with during the relocation process, the reports provide a basis for establishing an adequate referral system with community service agencies. The reports also are useful in pointing out problems in the area for which no community services are yet available.

The Diagnostic Reports have been distributed to community agencies, institutions, and persons involved in or indicating an interest in the relocation process.

4. National Distribution

The November, 1967, issue of the Journal of Housing carried a detailed description of "Relocation

Services", "Family Relocation Guide", "Relocation and You", and "The Washington Park Story 1962/1966". The Department has received dozens of requests for these four pamphlets from redevelopment agencies located all over the country.

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